STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G17-7184D

TAMMY RICARDS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20170009309 DEEDWARR
Recvd: 02/01/17 09:46 2 pgs
Fees:13.00 Taxes:947.20
20170201-0010552

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kurt J. Zollner, A Single Man (NAME)	CMG Mortgage, Inc. (NAME)	161-13-B-114 CO
114 Honey Creek Lane (STREET ADDRESS)	3160 Crow Canyon Road Suite 400 (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	San Ramon, CA 94583 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Patti R. Evans, Unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kurt J. Zollner, A Single Man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 114 on the plan of CREEKSIDE OF BRENTWOOD, 2ND AMENDMENT, as shown on Exhibit "C" of the Master Deed of record in Instrument No. 20040702-0079260, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Patti R. Evans, unmarried from Pulte Homes Tennessee, Limited Partnership, Nevada Limited Partnership, by Deed dated February 28, 2005, as Instrument No. 20050304-0024075, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20090730-0071237, Register's Office for Davidson County, Tennessee.
2. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Creekside of Brentwood, 2nd Amendment and recorded in Instrument No. 20050204-0013611,

Instrument No. 20050329-0034131, Instrument No. 20050822-0100021 and Instrument No. 20040702-0079260, Register's Office for Davidson County, Tennessee.

3. Common Area conveyed to Homeowner's Association of record in Instrument No. 20080724-0075832, Register's Office for Davidson County, Tennessee.
4. Charter of Homeowner's Association of record in Instrument No. 20041217-0150431, Register's Office for Davidson County, Tennessee.
5. Easement for sanitary sewers / storm drainage as recorded in Book 7250, page 755, Book 7250, page 758 and Book 7267, page 41, Register's Office for Davidson County, Tennessee.
6. Water Main and Appurtenances Easement as recorded in Book 6408, page 486, Register's Office for Davidson County, Tennessee.
7. Easement for drainage and development agreement as recorded in Instrument No. 20040305-0025834, Register's Office for Davidson County, Tennessee.
8. Transmission Line Easement as recorded in Book 2438, page 376, Register's Office for Davidson County, Tennessee.
9. Easement for drainage facility as recorded in Book 7859, page 398, and Book 9444, page 27, Register's Office for Davidson County, Tennessee.
10. Underground Utility Line Easement as recorded in Instrument No. 20050606-0064353, Register's Office for Davidson County, Tennessee.
11. Easement for access / utilities as recorded in Instrument No. 20040305-0025839, Register's Office for Davidson County, Tennessee.
12. Access and Grading Easement as recorded in Instrument No. 20040305-0025838, Register's Office for Davidson County, Tennessee.
13. Stormwater Detention Agreement as recorded in Instrument No. 20040720-0086492, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 114 Honey Creek Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 31st day of January, 2017.

Patti R. Evans

January 31, 2017
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Patti R. Evans, Unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of January, 2017.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
EXPIRES 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066