WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170010199 DEEDWARR
Recvd: 02/03/17 08:55 3 pgs
Fees:18.00 Taxes:957.93
20170203-0011583

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $258,900.00.

Affiant

Subscribed and sworn to me on January 30, 2017.

NOTARY PUBLIC

My Commission Expires: 6/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30111SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Sarah Christine Zielasko 5544 Prada Drive Brentwood, TN 37027	SAME ADDRESS AS NEW OWNER	181-10-E-051 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Chelsey D. Searcy, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Sarah Christine Zielasko, a single woman, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plat of High Point, Phase 2, Section 1, of record as Instrument No. 20140117-0004783, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Chelsey D. Searcy, an unmarried woman by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20140930-0090136, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Matters shown on Plan of record as Instrument No. 20140117-0004783, in the Register's Office for Davidson County, Tennessee.
3. A non-exclusive Access Easement crossing portion of Highpoint Investors, LLC, property, shown in vesting Deed of record as Instrument No. 20080214-0014939, in the Register's Office for Davidson County, Tennessee.

4. Subject to Declaration of Covenants, Conditions and Restrictions for High Point recorded as Instrument No. 20110603-0042709, revised by Instrument No. 20120119-0005431 and Instrument No. 20120912-0082818, Instrument No. 20130820-0087853 and Instrument No. 20140808-0071500, in the Register's Office for Davidson County, Tennessee.
5. Charter of High Point Homeowners' Association, Inc., recorded as Instrument No. 20100113-0003233, in the Register's Office for Davidson County, Tennessee.
6. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20090309-0020470, Register's Office for Davidson County, Tennessee.
7. Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances of record as Instrument No. 20090309-0020488, in the Register's Office for Davidson County, Tennessee.
8. Grant of Easement to Comcast of Nashville I, LLC, of record as Instrument No. 20090714-0065912, in the Register's Office for Davidson County, Tennessee.
9. Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances of record as Instrument No. 20090309-0020517, in the Register's Office for Davidson County, Tennessee.
10. Easement for Sanitary Sewers, Water Line and Appurtenances of record as Instrument No. 20110411-0027748, in the Register's Office for Davidson County, Tennessee.
11. Obligations set forth in the Sanitary Sewers, Drainage, Flow and Appurtenances Agreement of record as Instrument No. 20090805-0073466, in the Register's Office for Davidson County, Tennessee.
12. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 5544 Prada Drive, Brentwood, TN 37027.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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. Wherever 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 hand(s) this 30th day of January, 2017.

Chelsey D. Searcy

STATE OF ~~GEORIGIA~~ TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Chelsey D. Searcy to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on January 30, 2017.

Bobbie Cooper
NOTARY PUBLIC

My Commission Expires: 7/6/20

