THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle Ste. 150** **Brentwood, TN 37027** **CRT File No. 170110591** BILL GARRETT, Davidson County Trans:T20170017642 DEEDWARR Recvd: 03/01/17 11:01 2 pgs Fees:13.00 Taxes:1424.50 20170301-0020151	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $385,000.00. Affiant Subscribed and sworn to before me, this 28th day of February, 2017. Notary Public My Commission Expires: May 8, 2018 KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Frank N. Caruso Maryna Caruso 708 North Wickshire Way Brentwood TN 37027-8275	SAME	Tax Parcel ID No. 172-09-0A-101.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Susan Moseley, n/k/a Susan Gent, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Frank N. Caruso and Maryna Caruso, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Section Three, Banbury Crossing of record in Plat Book 9700, Page 665 and 666, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Susan Moseley by Warranty deed from The Jones Company Custom Homes, of Tennessee, Inc of record in Instrument No. 20020520-0061110 Register's Office for Davidson County, Tennessee, dated May 17, 2002 and recorded on May 20, 2002.

Sydney Edward Gent joins in this conveyance for the purpose of conveying all right, Title and interest he may have in and to the above described property as spouse of Susan Moseley, n/k/a Susan Gent.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page(s) 665 and 666, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of the P.U.D. Boundary Plat for Banbury Crossing of record in Plat Book 9700, Page 549, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2438, Page 460, Book 4148, Page 75, Book 4148, Page 196, Book 4148, Page 254, Book 4148, Page 264 and Book 4148, Page 292, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictive Covenants for Banbury Crossing, of

record in Book 10369, Page 48, Book 10962, Page 516, Book 10970, Page 943, Book 11218, Page 180, Book 4693, Page 961, Instrument No. 20010523-0053234, Instrument No. 20030728-0105031 and Instrument No. 20051020-0126681, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of Banbury Crossing Homeowners Association, Inc., of record in Instrument No. 20020610-0070239, in the Register's Office for Davidson County, Tennessee.

Charter of Banbury Crossing Homeowner's Association, Inc., of record in Book 11187, Page 575, in the Register's Office for Davidson County, Tennessee.

Grant of Transmission Line Easements of record in Book 1174, Page 153 and Book 2438, Page 392, in the Register's Office for Davidson County, Tennessee.

Storm Water Agreement of record in Book 10633; Page 330, in the Register's Office for Davidson County, Tennessee.

Agreement for sewer easement of record in Book 11213, Page 82, in the Register's Office for Davidson County, Tennessee.

Easements of record in Book 11398, Page 197, in the Register's Office for Davidson County, Tennessee.

Maintenance and Easement Agreement of record in Instrument No. 20040831-0105431, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 708 North Wickshire Way Brentwood TN 37027-8275

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of February, 2017.

Susan Moseley, n/k/a Susan Gent

Sydney Edward Gent

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susan Moseley, n/k/a Susan Gent and Sydney Edward Gent, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2017.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY