This instrument was prepared by:
Marcy Shelton
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BILL GARRETT, Davidson County
Trans:T20170022354 DEEDWARR
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Fees:28.00 Taxes:1036.00
20170316-0025836

GENERAL WARRANTY DEED

From: W. Gerald Quick and Kay F. Quick, husband and wife, Grantor

Map-Parcel Numbers:
106-05-0A-015.00-CO

To: Donald E. Diehl and Diann E. Diehl, Grantee

Address New Owner(s) as follows:

Donald E. Diehl and Diann E. Diehl
72A Nance Lane
Nashville, Tennessee 37210

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:

Donald E. Diehl and Diann E. Diehl
72A Nance Lane
Nashville, Tennessee 37210

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Eighty Thousand and 00/100 Dollars ($280,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 14th day of March, 2017.

JESSICA R. MAYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 5, 2020

Notary Public

My Commission Expires: 5-5-20

FOR AND IN CONSIDERATION OF the sum of Two Hundred Eighty Thousand and 00/100 Dollars ($280,000.00), the receipt and sufficiency of which are hereby acknowledged, W.

GERALD QUICK AND KAY F. QUICK, husband and wife (collectively, "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Donald E. Diehl and Diann E. Diehl , individuals (collectively, "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property located at 72A Nance Lane, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its heirs and assigns, to warrant and forever defend the title to the Property to Grantee, its, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

[Signature appears on following page]

Witness my hand this 15th day of March, 2017.

GRANTOR:

W. Gerald Quick

W. GERALD QUICK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Marcy E. Shelton, a Notary Public of said County and State, W. Gerald Quick, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 13th day of March, 2017.

M E Shelton

Notary Public

MARCY E. SHELTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/11/2017

GRANTOR:

Kay F Quick

KAY F QUICK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Marcy E. Shelton, a Notary Public of said County and State, Kay F. Quick, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 13th day of March, 2017.

M E Shelton

Notary Public

MARCY E. SHELTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/11/2017

EXHIBIT A
LEGAL DESCRIPTION

Being Unit 15 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Walden Village, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20151204-0122320 and as corrected in Instrument No. 20160201-0009720, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being all of the property conveyed to W. Gerald Quick and Kay F. Quick, by Special Warranty Deed from Parkside Builders, LLC, a Tennessee limited liability company, as of record in Instrument No. 20161021-0111176, Register's Office for Davidson County, Tennessee.

EXHIBIT B
ENCUMBRANCES

1. General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 106-05-0A-015.00-CO.

2. Matters shown on the Plan of record in Instrument No. 20151125-0119517, said Register's Office.

3. Covenants, conditions, liens, easements and restrictions contained in Declaration of Covenants, Conditions and Restrictions for Walden Village, a Horizontal Property Regime with Private Elements, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20151204-0122320, as corrected in Scrivener's Affidavit of record in Instrument No. 20151207-0123161, as corrected in Scrivener's Affidavit of record in Instrument No. 20151211-0124902, as corrected in Scrivener's Affidavit of record in Instrument No. 20160201-0009720, said Register's Office.

4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150922-0096385, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument No. 20151013-0104081, said Register's Office.