G29451-5 Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170027628 DEEDWARR
Recvd: 04/03/17 09:33 2 pgs
Fees: 13.00 Taxes: 893.55
20170403-0031947

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$241,500.00.**

Affiant, Trustee

Subscribed and sworn to before me, this the 31st day of March, 2017.

Notary Public

My Commission expires: _____

HOUSTON W. POWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 22, 2017 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
The Third Generation Land Trust	**New Owners**	**117-07-0-H-027.00co**
728 Princeton Hills Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kelsey Ivey (fka Kelsey Sunderland) and Richard Ivey, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian K. Evans, Trustee of The Third Generation Land Trust u/a/d March 23, 2017

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVDISON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 3376 on the Condominium Site Plan of Roderick Square, as of record in Book 6250, Page 928, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Roderick Square, a Horizontal Property Regime established by Master Deed of record in Book 6867, Page 385, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Kelsey Sunderland, married, by Deed from Alan W. Kendrick, unmarried, of record in Instrument No. 20120525-0045680, Register's Office for Davidson County, Tennessee.

Richard Ivey, spouse of the above named Kelsey Ivey (fka Kelsey Sunderland), joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

THE conveyance is subject to:
(1)The Plan of record in Book 6250, Page 928, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(2) The Premises herein insured is a condominium apartment established pursuant to all 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; and is subject to the By-Laws for the administration 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, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Roderick Square Condominiums, of record in Book 6867, page 385, Register's Office for Davidson County, Tennessee.

(3) By-Laws of Roderick Square Homeowners' Association, Inc. of record in Book 6867, page 394, Register's Office for Davidson County, Tennessee.

(4) Charter of Roderick Square Condominiums, of record in Instrument No. 20121203-0110932, Register's Office for Davidson County, Tennessee.

(5) Storm Water Detention Agreement, of record in Book 6601, page 519, Register's Office for Davidson County, Tennessee.

(6) All Matters as shown on the Plan of record in Book 547, page 156, Register's Office for Davidson County, Tennessee.

(7) Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and subsequent years not yet due and payable.

This is improved property, known as **3376 Hillsboro Pike, Nashville, TN 37215**

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 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. 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/our hand(s) this **31st** day of **March, 2017.**

Kelsey L Ivey

Kelsey Ivey

Richard Ivey

STATE OF TENNESSEE
COUNTY OF DAVDISON

Personally appeared before me, a Notary Public of said County and State, **Kelsey Ivey and Richard Ivey,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **March, 2017.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires: