WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170032532 DEEDWARR
Recvd: 04/18/17 13:36 2 pgs
Fees:13.00 Taxes:584.60
20170418-0037835

Y-VRES-17-5970

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN ANGELA Y. POSTON-WILLIAMS

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Danika White	~~New Owner~~ Highlands Residential Mortgage, LP	
(NAME)	(NAME)	163-16-0A-196.00-CO
5970 Monroe Crossing	12001 N. Central Exp., Ste 750	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NICOLE INDRA, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIKA WHITE, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Unit No. 334 on the Final Plat of Phase 3-A, Provincetown, of record in Instrument No. 20060907-0110570, a revision of Instrument No. 20060824-0104715, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Nicole Indra, an unmarried woman by Warranty deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20070227-0024158 Register's Office for Davidson County, Tennessee, dated February 23, 2007 and recorded on February 27, 2007.

This conveyance is subject to:
- Matters shown on the Plan of record as Instrument Number 20060907-0110570, amending Instrument Number 20060824-0104715, Register's Office of Davidson County, Tennessee.
- Declaration of Protective Covenants, Conditions, Restrictions and Easements for Provincetown with By-Laws appended thereto, of record in Instrument Number 20031119-0168785, as amended in Instrument Number 20050609-0066104, Instrument Number 20060825-0105504, and Instrument Number 20080812-0082993, Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Instrument Number 20031120-0169428, Instrument Number 20050803-0091277 and Instrument Number 20060825-0105503, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 20030910-0132287 and Instrument Number 20060806-0097145, in the Register's Office for Davidson County, Tennessee.
- Development and easement agreements of record in Instrument Number 20031124-0170577, in the Register's Office for Davidson County, Tennessee.
- Drainage easement of record in Instrument Number 20060816-0100826, in the Register's Office for Davidson County, Tennessee.
- Private access easement of record in Instrument Number 20040218-0018392, in the Register's Office for Davidson County, Tennessee.
- Sewer easement of record in Book 10034, Page 452, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5970 Monroe Crossing , Nashville, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 14th DAY OF APRIL, 2017.

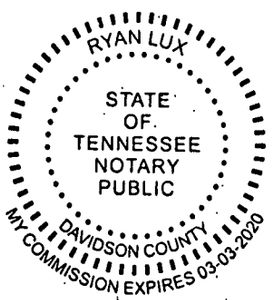
Nicole Indra

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICOLE INDRA, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of April, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212