WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170033676 DEEDWARR
Recvd: 04/21/17 10:06 2 pgs
Fees:13.00 Taxes:499.50
20170421-0039213

G-CB-17-770

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Corrie L. Abel	**Metropolitan Bank and/or Mortgage Electronic Registration Systems Inc.**	
(NAME) **770 Pippin Drive**	(NAME) **3500 Lakeland Drive**	**163-02-0B-180.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Flowood, MS 39232**	
(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, **CODY A. DERRINGTON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CORRIE L. ABEL, 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:

Land in Davidson County, Tennessee, being Unit No. 172 on the Plan of Section Two, Berkeley Hall Townhomes, PUD formerly known as Hickory Highlands PUD, Phase II of record in Master Deed Instrument No. 20061127-0146201, amended at Instrument No. 20070705-0079992, 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 Cody A. Derrington by Deed of Receiver deed from BBC Holdings, Inc of record in Instrument No. 20140506-0038590 Register's Office for Davidson County, Tennessee, dated April 30, 2014 and recorded on May 06, 2014.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed and Declaration for Berkeley Hall Townhomes of record in Instrument Number 20061127-0146201, as amended in Instrument No. 20070705-0079992, Register's Office for Davidson County, Tennessee.
- Charter for Berkeley Hall Townhome Owners Association of record in Instrument Number 20061127-0146331, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11568, Page 301, in the Register's Office for Davidson County, Tennessee.
- Plan of record in Instrument Number 20050706-0077601, corrected in Instrument No. 20050725-0086047, Instrument No. 20050725-0086048 and ratified in Instrument No. 20050923-0114416; also Instrument No. 20050125-0008851 corrected in Instrument No. 20050223-0019584; and Instrument No. 20070621-0074238, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Instrument Number 20061031-0135165 and 20070509-0055919, supplemented by Instrument No. 20140520-0043176, in the Register's Office for Davidson County, Tennessee.
- Utility Ingress and Egress of record in Instrument Number 20061117-0143185, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20040303-0023979, 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: **770 Pippin Drive , Antioch, 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 19th DAY OF APRIL, 2017.

Cody A. Derrington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CODY A. DERRINGTON, 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 19th of April, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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