BILL GARRETT, Davidson County
Trans:T20170034144 DEEDWARR
Recvd: 04/24/17 09:59 2 pgs
Fees:13.00 Taxes:1137.75

20170424-0039742

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

ASHLEY M CAMERON
Notary Public
Gaston County
My Commission Expires
4/7/2020
NORTH CAROLINA

STATE OF ~~TENNESSEE~~ NC
COUNTY OF ~~WILLIAMSON~~ Mec

The actual consideration or value, whichever is greater, for this transfer is $307,500.00

K Cassidy
Affiant

Subscribed and sworn to before me this 18th day of April, 2017
Ashley M Cam
Notary Public
My commission expires: 4/7/2020

Address of New Owner:	Send Tax Bills to:	Tax Information
CSH Property One, LLC	C/O Colony Starwood Homes	173-10-0A-061.00
8665 E. Hartford Drive, STE 200	8665 E. Hartford Drive, STE 200	
Scottsdale, AZ 85255	Scottsdale, AZ 85255	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher T. Gordon and wife, Tejuana L. Gordon,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **CSH Property One, LLC, a Delaware limited liability company, C/O Colony Starwood Homes 8665 E. Hartford Drive STE 200, Scottsdale, AZ 85255,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, Being Lot No. 37, on the Plan of Section 1 of Phase 2, Barnes Bend Estates, of record in Instrument No. 20060914-0114185 as revised in Instrument No. 20071003-0117933, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description hereof.
>
> Being the same property conveyed to Christopher T. Gordon and wife Tejuana L. Gordon by Warranty Deed from The Jones Company of Tennessee, LLC, a Missouri limited liability company, dated November 29, 2011 of record as Instrument No. 20111130-0093182, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **6429 Sunnywood Drive, Cane Ridge, TN 37013.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Instrument No. 20060914-0114185 as revised in Instrument No. 20071003-0117933; (2) All matters appearing on the Plan of record in Book 6050, Page 146; (3) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Barnes Bend Estates of record in Instrument No. 20050524-0058309, 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 State Code, or (b) relates to handicap but does not discriminate against handicapped persons; (4) Quitclaim Deeds of common areas to Barnes Bend Estates Homeowners' Association, Inc., a Tennessee corporation, of record in Instrument No. 20100520-0039082, Instrument No. 20111019-0081238, Instrument No. 20141121-00107422, and Instrument No. 20151204-0122206; (5) Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and

Appurtenances to The Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20140903-0080512; (6) Easement for Sanitary Sewers and/or Storm Drainage to The Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20040413-0041473; (7) Easement for Ingress and Egress of record in Book 5385, Page 986; (8) Easement for Public Right-of-way of record in Book 5215, Page 482; All being of record in the Register's Office for Davidson County, Tennessee.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 18th day of April, 2017.

Christopher T. Gordon, by Tejuana L. Gordon, his attorney in fact

Christopher T. Gordon by Tejuana L. Gordon
his Attorney in fact

Tejuana Gordon

Tejuana L. Gordon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tejuana L. Gordon,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 18th day of April, 2017.

Notary Public

TREY CAIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

My Commission expires: 5/30/2017
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary Public in and for said County and State, the within named Tejuana L. Gordon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Christopher T. Gordon, and who acknowledged that she executed the same as the free act and deed of Christopher T. Gordon.

Witness my hand, at office, this 18th day of April, 2017.

Notary Public

TREY CAIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

My commission expires: 5/30/2017

FILE NO: 2017035128