Davidson County DEEDWARR
Recvd: 05/03/17 14:31 2 pgs
Fees:13.00 Taxes:980.50
20170503-0043831

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$265,000.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of April 2017.

Notary Public

My commission expires: 11-6-17

(AFFIX SEAL)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Joy Styles	Ranlife, Inc.	**Map 149-15-0-A-Parcel 436.00co**
1756 Bridgecrest Drive	9272 S. 700 East	
Antioch, TN 37013	Sandy, Utah 84070	

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

Ronnie Kelley, Jr., unmarried

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

Joy Styles, unmarried

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

LAND in Davidson County, Tennessee, being Lot No.150 on the Plan of Cambridge Forest, Phase Six, R15 Residential PUD, as of record in Instrument No. 20070430-0051165, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Ronnie Kelley, Jr., by Limited Warranty Deed dated May 28, 2015, from RL REGI-TN GVC, LLC, a Tennessee limited liability company, of record in Instrument No. 20150601-0050185 and Affidavit of Scrivener's Error of record in Instrument No. 20150618-0057991, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20070430-0051165, said Register's Office for Davidson County, Tennessee;
2) All matters appearing on the Boundary Plan of record in Book 6900, Pages 561 and 562, Register's Office for Davidson County, Tennessee;
3) Declaration of Covenants, Conditions and Restrictions of Cambridge Forest, of record in Book 10332, Page 1,and as amended in Book 10774, Page 723 (omitting therefrom any covenants, conditions, or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons), and subsequent amendment of record in Instrument No. 20070409-0041417; amendment of record in Instrument No. 20160412-0034960; amendment of record in Instrument No. 20160412-0034961; amendment of record in Instrument No. 20160412-0034962; amendment of record in Instrument No. 20160412-0034963; amendment of record in Instrument No. 20160412-0034964; amendment of record in Instrument No. 20160502-0042419; amendment of record in Instrument No. 20160502-0042420; amendment of record in Instrument No. 20160502-0042421; said Register's Office for Davidson County, Tennessee;
4) Dedication of common areas to Cambridge Forest Homeowners Association, Inc. of record in Instrument No. 20030630-0090226 and in Instrument No. 20110919-0072464, Register's Office for Davidson County, Tennessee;
5) Charter of Incorporation of Cambridge Forest Homeowners Association, Inc., of record in Book 10343, Page 769, Register's Office for Davidson County, Tennessee;
6) Grant of Easement to Comcast of Nashville, of record in Instrument No. 20121114-0104688, Register's Office for Davidson County, Tennessee;
7) Easements to the Metropolitan Government of Nashville and Davidson County for Sanitary Sewer and/or Storm Drainage of record in Book 7453, Page 445, and in Instrument No. 20001228-0126570, Register's Office for Davidson County, Tennessee;

8) Easement for communication systems granted to American Telephone & Telegraph Company, of record in Book 1207, Page 529, Register's Office for Davidson County, Tennessee;
9) Easement for road of record in Plan Book 3, Page 26, Chancery Court Clerk's Office;
10) Subject to an easement for Morgan Cemetery;
11) Agreement recorded in Book 1147, Page 148, Register's Office for Davidson County, Tennessee;
12) Deed of Easement for sanitary sewers and/or storm drainage of record in Book 6881, Page 320, Register's Office for Davidson County, Tennessee;
13) Storm Water Detention Agreements of record in Book 7632, Page 962, and in Instrument No. 20020308-0029654, said Register's Office;
14) Easement for sewer stated in the Deed of record in Book 8795, Page 158, said Register's Office;
15) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **1756 Bridgecrest Drive, Antioch, TN 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 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 **27th** day of **April, 2017.**

Ronnie Kelley, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ronnie Kelley, Jr.,** the within named seller, 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 at Nashville, Tennessee, this **27th** day of **April, 2017.**

Notary Public

My Commission Expires: 07.03.2017

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

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.