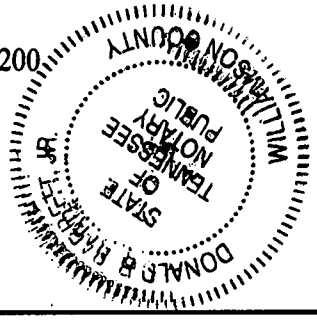
(1)

WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-37217



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/21/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian Hendrickson	NEW OWNER	142-06-OB-278.00
(NAME)	(NAME)	
810 Bellevue Road, # 278		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170042344 DEEDWARR
Recvd: 05/18/17 11:00 2 pgs
Fees:13.00 Taxes:480.63
20170518-0049363

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 considerations, the receipt of which is hereby acknowledged, we, **William H. Haynes Jr. and Mary Kathleen Haynes, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Brian Hendrickson and Etilcia Hendrickson, husband and wife,**, hereinafter called the GRANTEE(S), 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 all of Unit No. 278, Building 50 and Garage No. 278G on the Plan of "Peppertree" Creekside Meadows Condominiums, of record in Plat Book 4675, Pages 128-130, together with all fixtures, appliances, wall coverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, Pages 257 through 312, as amended in Book 4984, Page 174, Book 5045, Page 800, Book 5086, Page 80, Book 5259, Page 5, Book 6237, Page 644, Book 6535, Page 723 and 724, Book 6874, Page 354 and Book 7610, Page 973, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to William H. Haynes, Jr., and Mary Kathleen Haynes, husband and wife by Warranty Deed from George W. Layman and wife, Patricia Layman, dated 04/28/1998, recorded 04/30/1998, of record in Book 10907, Page 482, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2017 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 4675, Pages 128-130, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 4834, Page 257, Amendment to the Master Deed of record in Book 4984, Page 174, Book 5045, Page 800 and Book 6535, Page 723,

Amendment to Master Deed Creekside Meadows of record in Book 6874, Page 354, Book 7610, Page 973, Amendment to Master Deed Allowing Resubdivision of Units of record in Book 5086, Page 80, Amendment to Master Deed and By-Laws of record in Book 5259, Page 5, Amendment to By-Laws of record in Book 6237, Page 644, Book 6535, Page 724, in the Register's Office for Davidson County, Tennessee.
Agreement of record in Book 5519, Page 80, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement of record in Instrument No. 20040603-0065549, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument No. 20140902-0079894, in the Register's Office for Davidson County, Tennessee.
Boundary Plat Map of record in Book 4675, Page 52, in the Register's Office for Davidson County, Tennessee.
Charter of Creekside Meadows Association, Inc., of record in Book 4836, Page 610, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 810 Bellevue Road, # 278, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 our hands this 16th day of May, 2107.

William H. Haynes Jr.

Mary Kathleen Haynes

State of Tennessee
County of Williamson

Personally appeared before me William H. Haynes Jr. and Mary Kathleen Haynes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of May, 2017.

Notary Public
My Commission Expires: 6/21/17

DONALD E. HARRETT JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027