17-C-234

Register Return to:
Land Title South, LLC
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $171,000.00.

Annika Truman
Affiant

Subscribed and sworn to ~~me on~~ May 19, 2017.

Suzanne Thomas
NOTARY PUBLIC

My Commission Expires:

SUZANNE THOMAS
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 18 2019
COUNTY OF RUTHERFORD

BILL GARRETT, Davidson County
Trans:T20170044096 DEEDWARR
Recvd: 05/24/17 10:44 3 pgs
Fees:18.00 Taxes:632.70
20170524-0051583

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30557SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Willie B. Joiner, Jr. 2442 Nashboro Blvd. Nashville, TN 37217	~~SAME ADDRESS AS NEW OWNER~~ Quicken Loans 658 WO	135-12-E-135120E22200CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Christina M. Tallent and wife, Marion B. Tallent, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Willie B. Joiner, Jr., an unmarried man, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit 222, on the Plan of One, Nashboro Village Tract #21 of record in Book 4660, Page 159, as amended by Instrument #20050222-0018814 and as now included in the Horizontal Property Regime, Private Element, Nashboro Fairway Pointe, as recorded in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christina M. Tallent and Marion B. Tallent, wife and husband by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded on the 24th day of January, 2006 in Instrument No. 20060124-0009257, in the Register's Office of Davidson County, Tennessee.

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

1. 2017 Davidson County Taxes which have been prorated by the parties and assumed by the Grantee.
2. The Plan of record in Book 11700, Page 49 & 50, Register's Office for Davidson County, Tennessee.
3. Subject to the By-laws of Fairview Pointe Homeowners Association, Inc., recorded in Book 11703, Page 560, Register's Office for Davidson County, Tennessee.
4. Subject to Memorandum of Lease recorded in Book 10690, Page 327, Register's Office for Davidson County, Tennessee.
5. Subject to Homeowner's Association Charter recorded in Book 11703, Page 518, Register's Office for Davidson County, Tennessee.

6. Subject to the Declaration of Covenants, Conditions and Restrictions for Fairway Pointe Homeowners Association, Inc., of record in Book 11703, Page 520, Book 4827, Page 14, Book 5469, Page 840, Book 7751, Page 907, Instrument No. 20000316-0027171 and in Instrument No. 20010322-0027768, Instrument No. 20000627-0063887 and Instrument No. 20031118-0168332, Instrument No. 20091105-0102438 and Instrument No. 20110923-0073937, Register's Office for Davidson County, Tennessee. Omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under chapter 42, section 3607 of the united states code or (b) relates to handicap but does not discriminate against handicapped persons.
7. Easement for Sewer recorded in Book 8870, Page 887 and 932 and Instrument No. 20001012-0101575, Register's Office for Davidson County, Tennessee.
8. Easement for Metro Government recorded in Book 4815, Page 425, Book 4868, Page 74, Book 4815, Page 425, Book 8870, Page 887, Book 8870, Page 932, Instrument Nos. 20010314-0024179 and 20020815-0098780, Register's Office for Davidson County, Tennessee.
9. All matters on the Plat recorded in Book 4660, Page 159, Book 6200, Page 341, Instrument Nos. 20020710-0083054 and 20020820-0100664 and amended at Instrument No. 20050222-0018814, Register's Office for Davidson County, Tennessee.
10. Judgment of Declaration of Taking for J. Percy Priest Dam recorded in Book 4254, Page 410, Register's Office for Davidson County, Tennessee.
11. Public Right-of-way Dedication recorded in Book 4460, Page 149-151, Register's Office for Davidson County, Tennessee.
12. Conveyance of Common Area recorded at Instrument No. 20001010-0100360, Register's Office for Davidson County, Tennessee.
13. Easement for Cable Television recorded at Instrument No. 20001012-0101575, Register's Office for Davidson County, Tennessee.
14. Agreements recorded at Instrument Nos. 20010314-0024179, 20020507-0056329 and 20020815-0098780, Register's Office for Davidson County, Tennessee.
15. Agreements contained in "License to Use Fitness Center and Swimming Pools" recorded at Instrument No. 20020507-0056329, Register's Office for Davidson County, Tennessee.
16. Quitclaim of Common Areas from WDN Properties, Ltd., a Texas limited partnership to Fairway Pointe Homeowners Association, Inc. recorded in Instrument No. 20001010-0100360, Register's Office for Davidson County, Tennessee.
17. Easement recorded in Book 4868, Page 74, Book 4815, Page 425 and Book 10110, Page 854, Register's Office for Davidson County, Tennessee.
18. The perpetual right, power, privilege and easement to overflow, flood and submerge certain parcels and restrictions against construction or maintenance of structures for human habitation on certain tracts or other structures without approval of USA on such tracts as set forth in Judgment of Declaration of Taking for the J. Percy Priest Dam and Reservoir Project, Stones River, Tennessee, as set forth in Book 4254, Page 410, Register's Office for Davidson County, Tennessee.
19. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2442 NASHBORO BLVD., Nashville, TN 37217.

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, his heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their his 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 19th day of May, 2017.

Christina M. Tallent by Marion B. Tallent, Her attorney-in-fact

Christina M. Tallent by Marion B. Tallent, Her Attorney-In-Fact

Marion B. Tallent

Marion B. Tallent

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marion B. Tallent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Christina M. Tallent, as her Attorney in Fact, as the free act and deed of the within named Christina M. Tallent.

Witness my hand and official seal on May 19, 2017.

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JULY 06, 2020

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Marion B. Tallent to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on May 19, 2017.

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JULY 06, 2020

NOTARY PUBLIC

My Commission Expires: _____