# WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 367,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF JUNE, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-9-18

**THIS INSTRUMENT PREPARED BY**
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-8991 HENDRICK CP

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO : | MAP-PARCEL |
|---|---|---|
| Julie Hendrick and Whitney Hendrick | SYNOVUS MORTGAGE | 072150200200CO |
| 1615B BRANCH ST | 2204 LAKESHORE DR #325 | |
| Nashville, TN 37216 | BIRMINGHAM, AL 35209 | |

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

**DANIEL R. GREEN, A MARRIED MAN***

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

**JULIE HENDRICK AND SPOUSE WHITNEY HENDRICK****

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

SEE EXHIBIT "A"

This is improved property known as 1615B BRANCH ST, Nashville, TN 37216

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/or 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/or 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 on the 6th day of June, 2017.

Daniel R. Green

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, DANIEL R. GREEN, the bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 6th day of June, 2017.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

BILL GARRETT, Davidson County
Trans:T20170049092 DEEDWARR
Recvd: 06/08/17 14:55 2 pgs
Fees:13.00 Taxes:1361.23
20170608-0057699

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 1615B, 1615 BRANCH STREET TOWNHOMES, a Horizontal Property Regime with Private Elements as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160328-0029101, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from Dennis R. Green and wife, Linda D. Green to Daniel R. Green, a married man as recorded on the 22nd day of March, 2016 in Instrument No. 20160322-0027001 and part of Warranty Deed from Christopher A. Polk, married to Dennis R. Green and wife, Linda D. Green, as recorded on the 15th day of November, 2007 in Instrument No. 20071115-0133881, in the Register's Office of Davidson County, Tennessee.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

** As tenants by the entirety. It is the intention of this deed that the gratnees hold title as tenants by the entirety and, should that fail to be recognized, then as tenants in common for life with the remainder to the survivor in fee or in such other fashion that the entire fee interest in the property will vest in the survivor of them

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 1615 BRANCH STREET TOWNHOMES, as recorded in Plat Book 843, Page 38, Page(s) , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160328-0029101, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4110, Page 766.

f. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

g. Property taxes for the current year.