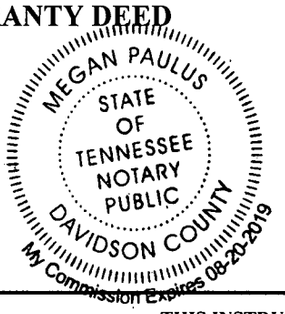
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$295,000.00~~ $295,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF JUNE, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8/20/19

THIS INSTRUMENT PREPARED BY
Vanderpool & Pearman , 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9010 SAIN JV LG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Ashley E. Sain	newowner	117040B00500CO
2821 HAZELWOOD DRIVE		
Nashville, TN 37212		

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

KRISTIN HESS, A MARRIED WOMAN*

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

ASHLEY E. SAIN, AN UNMARRIED WOMAN

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

A certain Condominium located in Davidson County, Tennessee, being part of Lots 1,2,3 and 4 of revised Hazelwood Heath Subdivision, of record in Plat Book 6200 Page 143, and also known as unit 5 as shown on plat of record as Exhibit A of Master Deed in Book 6406 Page 287, a condominium development established pursuant to The Provision of The Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, Et Seq. of the Tennessee Code annotated, under the Master Deed establishing Hazelwood Heath Condominiums of record in Book 6406 Page 287, in the Register's Office for Davidson County, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all Easements, Rights and Interest in favor of other unit owners, and all sewer, Water, Electrical, Telephone and other utility Easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said unit being depicted on Exhibit A to said master deed.

Being the same property conveyed to Kristin Hess, unmarried* by Warranty Deed from Warren Bainbridge and wife, Candi Elkins, recorded on the 3rd day of June, 2009 in Instrument No. 20090603-0051345, in the Register's Office of Davidson County, Tennessee.

*Kristin Hess, now married is still known as Kristin Hess.

*THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR'S SPOUSE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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 HAZELWOOD HEATH, as recorded in Plat Book 6200, Page(s) 143, 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. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HAZELWOOD HEATH Condominium of record in Book 6406, Page 287 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

BILL GARRETT, Davidson County
Trans:T20170050654 DEEDWARR
Recvd: 06/14/17 09:28 2 pgs
Fees:13.00 Taxes:1093.35
20170614-0059512

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

f. Property taxes for the current year.

This is improved property known as 2821 HAZELWOOD DRIVE, Nashville, TN 37212

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 in 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 hand on the 9th day of June, 2017.

Kristin Hess

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, KRISTIN HESS, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 9th day of June, 2017.

Notary Public

CHAD T. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2020

My Commission Expires: _____

File #: 17-9010 SAIN JV LG

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067