WARRANTY DEED

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$224,000.00.**

Affiant

Subscribed and sworn to before me this 28th day of July, 2017

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Hallie K. Caddy	NEW OWNER	136-05-0A-030.00
2961 Harbor Lights Drive		
Nashville, TN 37217	,	

Davidson County DEEDWARR
Recvd: 08/01/17 10:38 2 pgs
Fees:13.00 Taxes:828.80
20170801-0077875

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Brian O'Neill and Gage Morse**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Hallie K. Caddy, a single woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 126 on the Plan of Bayview Estates, Phase One, First Revision a Planned Unit Development of record in Book 9700, Page 920, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brian O'Neill, a single man, and Gage Morse, a single man, as joint tenants with right of survivorship, from David E. Gray and wife, Katherine A. Pautler, by deed on March 16, 2016, of record in Instrument Number 20160316-0024830, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 9700, Page 920, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Book 10323, page 55, as amended in Book 10727, page 268, Book 11019, page 911, Book 11251, page 126, Book 11271, page 163, and Instrument No. 20020104-0001403, Register's Office for Davidson County, Tennessee.
- Charter of Bayview Estates Homeowner's Association, Inc. of record in 20040209-0015578, Register's Office for Davidson County, Tennessee.
- By-Laws of Bayview Estates Homeowner's Association, Inc., of record in Book 10323, Page 86, Register's Office for Davidson County, Tennessee.
- Landscape Agreement of record in Book 10339, Page 298, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3708, Page 237, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7830, Page 233, Register's Office for said County; Grant of Easement of record in Book 10085, Page 576, Register's Office for said County; Easement to Bellsouth Telecommunications of record in Book 11762, Page 271, Register's Office for said County.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **2961 Harbor Lights Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 28, 2017.

Brian O'Neill

Gage Morse

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Brian O'Neill and Gage Morse** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 28, 2017

Notary Public

My commission expires 11/5/19

ROBERT HOUSTON RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Penny Y. Ray, 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 Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019