Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170074012 DEEDWARR
Recvd: 08/24/17 14:35 2 pgs
Fees:13.00 Taxes:1235.80
20170824-0087220

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson FN

The actual consideration or value, whichever is greater, for this transfer is $334,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of August, 2017.

Notary Public
My commission expires: 3/20/18

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Aaron Lee Seldon	Franklin American	181-10-0A-132.00
7033 Oak Brook Terrace	6100 Tower Cir #600	
Brentwood, TN 37027	Franklin TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Scott Comiskey, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Aaron Lee Seldon, ~~unmarried~~ and Mallory Gregg, husband & wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 314 on the Plan of Final Plat, Phase Three, Autumn Oaks Subdivision of record as Instrument No. 20031029-0159380, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Scott Comiskey by Special Warranty Deed from the Federal National Mortgage Association ("Fannie Mae") by Wilson & Associates, PLLC, its duly authorized attorney in fact dated July 24, 2009 of record as Instrument No. 20090817-0077008, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed from Keith D. Etue and Crystal M. Etue by Shellie Wallace, Successor Trustee dated June 17, 2009 of record as Instrument 20090629-0059880, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **7033 Oak Brook Terrace, Brentwood, TN 37027.**

This conveyance is subject to the following; (1) All matters appearing on the Plan of record in Instrument No. 20031029-0159380; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Autumn Oaks of record in Instrument No. 20010912-0099443 as amended in Instrument No. 20030513-0064238 and Instrument No. 20101206-0096935, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b) relates to handicap but does not discriminate against handicapped persons; (3) Resolution by the Autumn Oaks HOA Board of Directors of record in Instrument No. 20100414-0028160; (4) Notice of Acceptance of Public Infrastructure of record in Instrument No. 20101207-0097319; (5) Charter of Incorporation of Autumn Oaks Homeowners Association, Inc., of record in Instrument No. 20010912-0099442;

(6) Subject to a one-fourth acre reserved for graveyard with right of ingress and egress as set out in Book 261, Page 284 and in Book 6704, Page 397; (7) Right-of-Way agreement and easement to Gulf Interstate Gas Company of record in Book 2245, Page 271, with a partial release thereof of record in Book 6968, Page 25; (8) Restrictions contained in the deed of record in Book 6704, Page 397, as amended by instrument of record in Book 6968, Page 30; (9) Restrictions contained in the deed of record in Book 6704, Page 405, as amended by instrument of record in Book 6968, Page 30; (10) Contract of Easement and furnishing of water of record in Book 3376, Page 239; (11) Easement for the purpose of obtaining water from the spring as set out in the deed of record in Book 475, Page 547; (12) Easements for sanitary sewers and/or storm drainage of record in Book 7515, Page 298, Book 9343, Page 196 and Book 9343, Page 199; (13) Storm Water Detention Agreement of record in Book 7760, Page 970; All of record in the Register's Office for Davidson County, Tennessee.

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 this the 22nd day of August, 2017.

Scott Comiskey

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 **Scott Comiskey,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 22nd day of August, 2017.

Notary Public

My Commission expires: 1·21·21

FILE NO: 2017075417

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD