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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170712769** BILL GARRETT, Davidson County Trans:T20170075308 DEEDWARR Recvd: 08/29/17 12:47 2 pgs Fees:13.00 Taxes:1021.20 20170829-0088704	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $276,000.00. Affiant Subscribed and sworn to before me, this 25th day of August, 2017. Notary Public My Commission Expires: 11/3/2020 DESIREE D. MAXWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Kimberly P. Martin 601 OLD HICKORY BLVD #65 Brentwood TN 37027-3959	Send Tax Bills To: ~~New Owner~~ Franklin Synergy Bank 722 Columbia Ave Franklin, TN 37064	Tax Information: Tax Parcel ID No. 171030B26100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chad R. Taylor, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kimberly P. Martin, single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 23 on the Plan of Phase Two, Section Seven, Townhomes of Fredericksburg, of record in Plat Book 9700, Page 957, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Chad R. Taylor, an unmarried man by Warranty Deed from K & T Ohana, LLC, a Louisiana limited liability company, recorded on the 27th day of August, 2013 in Instrument No. 20130827-0090038, in the Register's Office of Davidson County, Tennessee.

Sara L. Taylor joins in the signing of this instrument to convey any marital interest she may have in the subject property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF PHASE TWO, SECTION SEVEN, TOWNHOMES OF FREDERICKSBURG, as recorded in Plat Book 9700, Page(s) 957 and Plat Book 7900, Page 509.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7798, Page 843 and Instrument No. 20000718-0070558, re-recorded at Instrument No. 20050705-0076596.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 8920, Page 65, Book 9500, Page 383, Book 9860, Page 840, Book 10126, Page 435, Book 10224, Page 683, Book 10294, Page 850, Book 10393, Page 11, Book 10453, Page 931, Book 10628, Page 519, Book 10694, Page 541, Book 10774, Page 945, Book 10895, Page 778, Book 11550, Page 531 and Book 11682, Page 75.

Terms and provisions of by-Laws recorded in Book 8920, Page 45, Book 10126, Page 486, Book 10275, Page 959, Book 10694, Page 539, Book 10774, Page 996 and Book 11550, Page 554.

Charter of Homeowners Association recorded in Book 8920, Page 40, Book 10126, Page 430, Book 10774, Page 938 and Book 11550, Page 529.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7358, Page 643, Book 7993, Page 269 and Book 9607, Page 431.

Easement to State of Tennessee for Drainage, recorded in Book 7851, Page 712.

Easement for BellSouth, recorded in Book 10709, Page 143.

Deed of Conveyance recorded in Book 11753, Page 208 as to common area.

Dedication for Site Easement recorded in Book 10012, Page 756.

Deed of Conveyance as to water and sewage recorded in Book 9698, Page 81 and Book 9698, Page 124.

Amenities Area recorded in Book 9443, Page 538 and Plat Book 7900, Page 807.

Storm water detention agreement as set forth in instrument recorded in Book 10357, Page 920.

This is improved property located at 601 OLD HICKORY BLVD #65 Brentwood, TN 37027-3959.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of August, 2017.

Chad R Taylor by [signature] His Attorney in fact
Chad R. Taylor
By: Jake Griffin, as attorney-in-fact

Sara L. Taylor by [signature] Her Attorney in fact
Sara L. Taylor
By: Jake Griffin, as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jake Griffin,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Chad R. Taylor and Sara L. Taylor,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 25th day of August, 2017.

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2018

Notary Public

My Commission Expires: _____