STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,300.00.

Brittany M. Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November, 2017.

Notary Public
MY COMMISSION EXPIRES: DEC 27 2017
File No. G17-0078D

Bill Garrett Davidson County
Batch# 28900 DEEDWARR
11/21/2017 04:18:30 PM 3 pgs
Fees: $18.00 Taxes: $726.31
20171121-0119745

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brittany M. Lee (NAME)	NEW OWNER (NAME)	122-1-A-230 CO
10 Fawn Creek #10 (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Charles W. Crick, Jr. and Tiffany Nicole Crick, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brittany M. Lee**, 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:

Land in Davidson County, Tennessee, being Unit No. 5 on the plan of WOODLAND POINT, PAHSE III, A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME (BEING THE TOWNHOME AREA WOODLAND POINT) located on Fawn Creek Pass, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, Phase III, as shown by Boundary plat of record in Instrument No. 20000713-0069314 and Instrument # 20001011-0101044 in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Chares Wade Crick, Jr. and Tiffany Nicole Crick, husband and wife, as joint tenants and not as tenants in common with full rights of survivorship from Charles Wade Crick, Jr. and wife, Tiffany Nicole Crick, a/k/a T. Nicole Crick, by Quit Claim Deed dated September 23, 2011, as Instrument No. 20110930-0075756, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20000607-0056981, Instrument No. 20000711-0068562 and Instrument No. 20001011-0101044, and in any allied instrument(s) referred to in said restrictions.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20001011-0101044 and Boundary Plat of record in Book 11700, page 66 and Instrument No. 20000713-0069314, Register's Office for Davidson County, Tennessee.

4. Permanent Easement and right of way for street purposes and right of entry for temporary construction purposes as recorded in Book 8332, page 982, Register's Office for Davidson County, Tennessee.
5. Easement for sanitary sewers and/or storm drainage as recorded in Instrument No. 20000419-0039023, Register's Office for Davidson County, Tennessee.
6. Bylaws of record in Instrument No. 20040615-0070768, Register's Office for Davidson County, Tennessee.
7. Landscape Agreement as recorded in Instrument No. 20000612-0058346, Register's Office for Davidson County, Tennessee.
8. Charter of Homeowner's Association of record in Instrument No. 20020222-0022863 and Instrument No. 20001013-0102000, Register's Office for Davidson County, Tennessee.
9. Common Area conveyed to Homeowner's Association of record in Instrument No. 20020214-0019795, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 10 Fawn Creek #10, Nashville, TN 37214.

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, their heirs and assigns, forever, and we do covenant with 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 20th day of November, 2017.

Charles W. Crick, Jr. — November 20, 2017 Date

Tiffany Nicole Crick — November 20, 2017 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Charles W. Crick, Jr. and Tiffany Nicole Crick, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of November, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

