WARRANTY DEED

Bill Garrett Davidson County
Batch# 29055 DEEDWARR
11/22/2017 10:42:39 AM 2 pgs
Fees: $13.00 Taxes: $554.63

20171122-0119971

M-VR-17-5170-167

JILL RODRIGUEZ STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 10-11-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Autumn Dalton	Same address as	
(NAME)	(NAME)	
5170 Hickory Hollow Parkway #167	New owner	**163-5-B-173.00CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE HENRY R. VANDERLIP REVOCABLE LIVING TRUST DATED JUNE 25, 2010,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AUTUMN G. DALTON AND CHRISTOPHER W. DALTON, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 148 on the Plan of Master Deed Lot Layout (Private Element), Phase IV Mill Park (formerly Hickory Hollow Townhomes) of record in Plat at Instrument No. 20031117-0167241, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The Henry R. Vanderlip Revocable Living Trust Dated June 25, 2010 by Executor's Deed from John D. Vanderlip as Executor of the Estate of Henry R. Vanderlip, Docket No. P-7158, Chancery Court for Williamson County, Tennessee of record in Instrument No. 20171017-0106335, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Boundary Plat of record in Plat Book 9700, Page (s) 538 and 539, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10719, Page 425, as amended in Book 11167, page 757; supplemented in Instrument No. 20031117-0167241 and Second Amendment in Instrument No. 20141231-0119109, Register's Office for Davidson County, Tennessee.
- By-Laws of Mill Park of record in Book 10719, Page 464; as amended in Book 11167, page 759, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Bellsouth of record in Book 11378, Page 991, in the Register's Office for Davidson County, Tennessee.
- By Laws of record in Instrument Number 20161028-0113925, in the Register's Office for Davidson County, Tennessee.
- Charter of Mill Park Homeowner's Association of record in Book 10719, Page 419, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to Mill Park Homeowner's Association of record in Book 11221, Page 249, in the Register's Office for Davidson County, Tennessee.
- Detention Pond Agreement of record in Book 10506, Page 278, in the Register's Office for Davidson County, Tennessee.
- Mill Park Homeowners Association, Inc. Parking Rules of record in Instrument Number 20080304-0021743, in the Register's Office for Davidson County, Tennessee.
- Mill Park Homeowners Association, Inc. Architectural Change Request Procedures of record in Instrument Number 20110208-0011084, in the Register's Office for Davidson County, Tennessee.
- Mill Park Homeowners Association, Inc. Rules and Regulations of record in Instrument Number 20140902-0079467, Instrument No. 20140717-0063137 and Instrument No. 20160223-0017010 , in the

Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5170 Hickory Hollow Parkway #167, Antioch, Tennessee 37013**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 3rd DAY OF NOVEMBER, 2017.

The Henry R. Vanderlip Revocable Living Trust dated June 25, 2010

BY: Joan D. Vanderlip
Joan D. Vanderlip
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOAN D. VANDERLIP, SUCCESSOR TRUSTEE of THE HENRY R. VANDERLIP REVOCABLE LIVING TRUST DATED JUNE 25, 2010, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 3rd day of November, 2017.

Katherine Vincent
Notary Public
My Commission Expires: 7-6-2020
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212