STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF November, 2017.

_____
Notary Public
MY COMMISSION EXPIRES: 8/27/18
File No. G17-0245D

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Bill Garrett Davidson County
Batch# 31721 DEEDWARR
11/30/2017 11:26:22 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20171130-0122222

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Paisley Robertson (NAME)	Primary Residential Mortgage, Inc. (NAME)	175-2-B-1 CO
1500 Sprucedale Drive (STREET ADDRESS)	1480 North 2200 West (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Salt Lake City, UT 84116 (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, **Jeffery Bryant, a single man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paisley Robertson, unmarried woman**, 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 all of Unit No. 101 shown on Exhibit D to the Amended and restated Declaration of Protective Covenants, Conditions, Restrictions, and Master for OLD HICKORY COMMONS, as shown of record in Instrument No. 20080317-0026338, amended in Instrument No. 2010122-0101832, and Instrument No. 20130322-0028759, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jeffery Bryant, a single man from Candace Ogilvie, by Deed dated November 3, 2015 and as of record in Instrument No. 20151105-0112634, 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. 20070920-0112646, Instrument No. 20071213-0143334, Instrument No. 20080317-0026338, Instrument No. 20080710-0071087, Instrument No. 20081117-0113467 and Instrument No. 20170602-0055284, 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 Plan(s) as shown on Exhibit "D" recorded in Instrument No. 20080317-0026338, Register's Office for Davidson County, Tennessee.

4. Transmission Line Easement as recorded in Book 2344, page 432, Book 4425, page 535, and Book 11124, page 716, Register's Office for Davidson County, Tennessee.
5. Colonial Pipeline Easement as recorded in Book 3570, page 11, Register's Office for Davidson County, Tennessee.
6. Stormwater Detention Agreement as recorded in Instrument No. 20060307-0026092, Register's Office for Davidson County, Tennessee.
7. Master Deed as recorded in Instrument No. 20080317-0026338, Instrument No. 20070920-0112646, Instrument No. 20101222-0101832, Instrument No. 20130322-0028759, Instrument No. 20140207-0011094, Instrument No. 20170602-0055284, Register's Office for Davidson County, Tennessee.
8. Common Area conveyed to Homeowner's Association of record in Instrument No. 20080402-0032833, Register's Office for Davidson County, Tennessee.
9. Easement to Tennessee Telephone Co. as recorded in Instrument No. 20081121-0114642, and Instrument No. 20080709-0070604, 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 1500 Sprucedale Drive, Antioch, TN 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 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 29th day of November, 2017.

Jeffery Bryant

November 29, 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 Jeffery Bryant, the bargainor, 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 29th day of November, 2017.

My Commission Expires:_____

Notary Public

SUMNER COUNTY
EXPIRES 8-21-18

PREPARED BY AND RETURN TO:

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