WARRANTY DEED

Bill Garrett Davidson County
Batch# 34244 DEEDWARR
12/06/2017 03:10:30 PM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20171206-0124674

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Veronica L. Edwards	New Owner	161130B43000CO
(NAME)	(NAME)	
430 Lazy Creek Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 considerations, the receipt of which is hereby acknowledged, we, **Jessica Rocha and Fausto M. Rocha, wife and husband and Darrell Waltrup, a married man**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Veronica L. Edwards**, hereinafter called the GRANTEE(S), her heirs and/or 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 430 on the plan of Creekside of Brentwood, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0013611 as amended in Instrument No. 20050329-0034131, and Instrument No. 20050822-0100021 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jessica Rocha and Fausto M. Rocha, wife and husband and Darrell Waltrip, married by Warranty Deed from Johnathan L. Williams dated 11/20/2013, of record in Instrument No. 20131122-0120459, in the Register's Office for Davidson County, Tennessee.

This property is not a marital resident of Darrell Waltrip Grantor, and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This Conveyance is subject to the following:

Taxes for 2018 and subsequent years, a lien not yet due and payable. 2017 taxes prorated between Grantor and Grantee.
All matters shown on the plat of record in Plat Instrument No. 20090730-0071237, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument No. 20040702-0079260, Amended and Restated Master Deed of record in Instrument No. 20050204-0013611, First Amendment to Amended and Restated Master Deed of record in Instrument No. 20050329-0034131, Second Amendment to Amended and Restated Master Deed of record in Instrument No. 20050822- 0100021, Release of Property from Master Deed for Creekside of Brentwood of record in Instrument No. 20070622-0075126, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto.

Grant of Transmission Line Easement of record in Book 2438, Page 376, in the Register's Office for Davidson County, Tennessee.
Instrument Designating Tracts of land pursuant to will of Martha Ann (Mattie) Williams of record in Book 4600, Page 99, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 6408, Page 486, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7250, Page 755 and of record in Book 7250, Page 758, of record in Book 7267, Page 41, in the Register's Office for Davidson County, Tennessee.
Easement contained in Warranty Deed of record in Book 7851, Page 708, of record in Book 7859, Page 398, of record in Book 11145, Page 525, of record in Instrument No. 20040305-0025836, and re-recorded in Instrument No. 20040401-0036841, in the Register's Office for Davidson County, Tennessee.
Judgment and Final Decree of record in Book 9444, Page 27, in the Register's Office for Davidson County, Tennessee.
Memorandum of Site Lease Agreement of record in Instrument No. 200004030032883, in the Register's Office for Davidson County, Tennessee.
Assignment and Assumption of Ground Lease of record in Instrument No. 200007140069736, First Amendment to Site Lease Agreement of record in Instrument No. 20040305-0025830, Ground Lease of record in Instrument No. 20040305-0025837, Assignment and Assumption of Ground Lease of record in Instrument No. 20110203-0009711, in the Register's Office for Davidson County, Tennessee.
Drainage Easement and Development Agreement of record in Instrument No. 20040305-0025834, in the Register's Office for Davidson County, Tennessee.
Access and Grading Easement Agreement of record in Instrument No. 20040305-0025838, in the Register's Office for Davidson County, Tennessee.
Access and Utility Easement of of record in Instrument No. 20040305-0025839, in the Register's Office for Davidson County, Tennessee.
By-Laws of Creekside Homeowners Association, Inc., of record in Instrument No. 20040426-0047292, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument No. 20040720-0086492, in the Register's Office for Davidson County, Tennessee.
Charter of the Homeowner's Association of record in Instrument No. 20041217-0150431, in the Register's Office for Davidson County, Tennessee.
QuitClaim Deed of record in Instrument No. 20080724-0075832, in the Register's Office for Davidson County, Tennessee.
QuitClaim Deed of record in Instrument No. 20140723-0065538, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 430 Lazy Creek Lane, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), her heirs and/or 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), her heirs and/or 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 our hands this 29 day of November 2017.

Jessica Rocha

Fausto M. Rocha

Darrell Waltrip, by Jessica Waltrip Rocha as Attorney in

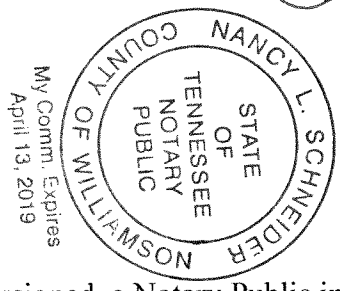
Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMS

Personally appeared before me Jessica Rocha and Fausto M. Rocha, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

Witness my hand and seal this 29 day of November, 2017.

Notary Public



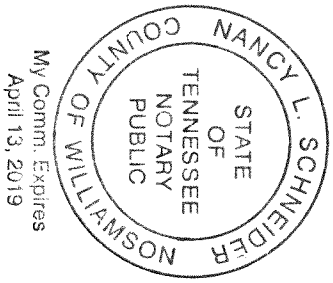
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Jessica Waltrip Rocha, with whom I am personally acquainted and who proved herself to be the Attorney-in-Fact of Darrell Waltrip, and who being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 29 day of November, 2017.

Notary Public

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064



True Copy Certification

I, **Jessica Sparnell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessica Sparnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** 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: 3-27-18
Notary's Seal (if on paper)

