Box#14
G#30393-3

WARRANTY DEED

Bill Garrett Davidson County
Batch# 48568 DEEDWARR
01/18/2018 09:12:34 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20180118-0005136

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of January, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/8/21

(AFFIX SEAL)

ANDREW THOMAS WOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Laura Ames	Churchill Mortgage	072101A00100CO
(NAME) 1124 Litton Avenue, Unit #102	(NAME) Suite 400 761 Old Hickory Blvd	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Brentwood, TN 37027	
(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, I, **David Farmer, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Laura Ames, a single woman**, 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, Unit B1001, as established in Declaration of Covenants, Conditions and Restrictions for Solo East, a Condominium of record at Instrument No. 20160729-0078558, as amended in Instrument No. 20160818-0086606, 20161121-0122822 and 20170320-0027135, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to David Farmer, a married man by Warranty Deed from Harpeth Development, LLC, a Tennessee Limited Liability Company, dated 07/21/2017, recorded 07/25/2017, of record in Instrument No. 20170725-0075281; and further being part of the same property conveyed to Harpeth Development, LLC, a Tennessee limited liability company by Quitclaim Deed from The Park at Five Points, LLC, a Tennessee limited liability company, dated 06/04/2014, recorded 06/11/2014, of record in Instrument No. 20140611-0051057, in the Register's Office for Davidson County, Tennessee.

Subject to the following: Taxes for 2018 and subsequent years, a lien not yet due and payable.
Plat of record in Instrument No. 20160330-0030247, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Instrument No. 20160729-0078558, First Amendment to Declaration of record in Instrument No. 20160818-0086606, Second Amendment to Declaration of record in Instrument No. 20161121-0122822 and Third Amendment to Declaration of record in Instrument No. 20170320-0027135, in the Register's Office for Davidson County, Tennessee; Perpetual Easement for Ingress and Egress of record in Book 4031, Page 423, in the Register's Office for Davidson County, Tennessee; Easement contained in Warranty Deed of record in Book 4255, Page 503, in the Register's Office for Davidson County, Tennessee; Easement contained in Deed of record in Book 6379, Page 677, in the Register's Office for Davidson County, Tennessee; Easement and Right of Entry Agreement of record in Book 10262, Page 40, in the

Register's Office for Davidson County, Tennessee; Easement contained in Special Warranty Deed of record in Instrument No. 20070323-0035231, in the Register's Office for Davidson County, Tennessee; Grant of Easement of record in Instrument No. 20100720-0056816 and Instrument No. 20111206-0095088, in the Register's Office for Davidson County, Tennessee; Declaration of Easements The Park at Five Points, LLC a Tennessee limited liability company of record in Instrument No. 20140611-0051056, in the Register's Office for Davidson County, Tennessee; Easement contained in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170324-0028986, in the Register's Office for Davidson County, Tennessee; Charter of Solo East Condominium Association, Inc., of record in Instrument No. 20160728-0078070, in the Register's Office for Davidson County, Tennessee.

This property has never been used as the maritial residence of the Grantor or his spouse.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1124 Litton Avenue, Unit #102, Nashville, TN 37216

(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 my hand this 16th day of January, 2018.

David Farmer

State of Tennessee
County of Wilson

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

WITNESS my hand and seal this 16th day of January, 2018.

Notary Public ~~Tracey Trumpbour~~ - MJ
My Commission Expires: 3/9/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122