SPECIAL WARRANTY DEED

Bill Garrett Davidson County
Batch# 54770 DEEDWARRSP
02/05/2018 09:01:45 AM 2 pgs
Fees: $13.00 Taxes: $887.63

20180205-0011131

O-KW-17-3551

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Kayla Carter	**Fairway Independent Mortgage Corporation**	
(NAME)	(NAME)	**050-02-0A-001.00-CO**
3551 Brick Church Pike	**2440 Fairview Boulevard, Suite 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Fairview, TN 37062**	
(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, **RAYMOND COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAYLA CARTER, A SINGLE WOMAN,** 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. 1 on the Plan of Final Plat for Belle Arbor PUD, Phase 1 of record in Plat at Instrument No. 20091221-0115842, 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 Raymond Company LLC by Quitclaim deed from J.D. Eatherly D/B/A Eatherly Properties, In Instrument No. 20180205-0011130 Register's Office for Davidson County, Tennessee, dated January 29, 2018, and recorded simultaneously herein on February 5, 2018.

This conveyance is subject to:

- Taxes for the year 2018 and therafter, not yet due and payable;
- Subject to all matters shown on the Plan of record as Instrument Number 20091221-0115842, Register's Office of Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20100203-0008782, Correction and Amendment of record in Instrument Number 20160225-0018112, amended and Restated in Instrument No. 20171116-0117974 and Scriveners Affidavit recorded in Instrument No. 20171122-0119839 Register's Office for Davidson County, Tennessee;
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20080513-0049052 and Instrument No. 20100903-0070291 and Instrument No. 20160127-0007948 (The recording of this document voids, vacates & supercedes Instrument No. 20100903-0070291) , in the Register's Office for Davidson County, Tennessee;
- Subject to a 20 foot Sewer Easement of record in Book 6181, Page 43, in the Register's Office for Davidson County, Tennessee;
- Subject to a 20 foot Sanitary Sewer Easement of record in Book 6218, Page 217, in the Register's Office for Davidson County, Tennessee;
- Restrictions of record as Instrument Number 20130926-0101007 in the Register's Office for Davidson County, Tennessee;
- Agreement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20160128-0008211 and Instrument Number 20160128-0008261, in the Register's Office for Davidson County, Tennessee;
- Agreement for Dedication of Easement of record in Instrument Number 201711300122273, Instrument No.

20170918-0095214 and Instrument No. 20170918-0095216, in the Register's Office for Davidson County, Tennessee;
• Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20170719-0072840, in the Register's Office for Davidson County, Tennessee;
• Subject to rights of others in and to the common areas and/or elements;
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3551 Belle Arbor Drive (aka 3551 Brick Church Pike), Nashville, Tennessee 37207**.

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. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties express or implied are given by this SPECIAL WARRANTY DEED. 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 29th DAY OF JANUARY, 2018.

Raymond Company, LLC

BY: _____
John Gleaves
Authorized Agent

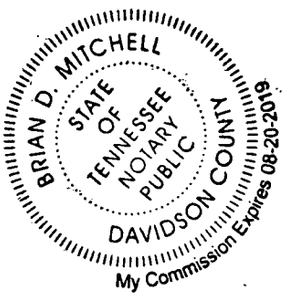
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of RAYMOND COMPANY, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness ~~my~~ hand and official seal, this the 29th of January, 2018.

Brian D. Mitchell

Notary Public
My Commission Expires: _____
(SEAL)



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