STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February, 2018.

Notary Public
MY COMMISSION EXPIRES: 1-8-19
File No. G18-0898D

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

Bill Garrett Davidson County.
Batch# 62681 DEEDWARR
02/27/2018 10:27:09 AM 2 pgs
Fees: $13.00 Taxes: $661.93
20180227-0018253

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Maria D. Walker (NAME)	same address as (NAME)	34-1-F-72 Co
288 Cobblestone Place Drive (STREET ADDRESS)	new owner (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(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, **Christi Adams, Unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maria D. Walker, a married 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:

A certain townhome located in Davidson County, Tennessee, being Unit No. 72 of Cobblestone II Townhomes established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated under the Declaration of Covenants, Conditions and Restrictions for Cobblestone II Townhomes of record in Instrument No. 20160401-0031281 and as amended in Instrument No. 20170501-0042305, Register's office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and the buildings thereof, said unit being depicted on Exhibit B to said Declaration of Covenants, Conditions, and Restrictions; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration of Covenants, Conditions and Restrictions.

BEING the same property conveyed to Christi Adams from Alfred Edward Schaab, by Quit Claim Deed dated July 14, 2017, as Instrument No. 20170803-0079364, 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 Book 2271, page 71, Book 3870, page 687, Instrument No. 20081229-0123139, Instrument No. 20160401-0031279, and Instrument No. 20161010-0106675, 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 Plat(s) recorded in Plat Book 2330, page 10, Book 421, page 44 and Instrument No. 20100311-0018694, Register's Office for Davidson County, Tennessee.
4. Easement to USA as recorded in Book 2443, page 558, Register's Office for Davidson County, Tennessee.

5. Easements to the City of Goodlettsville as recorded in Book 4362, page 966 and Book 4468, page 452, Register's Office for Davidson County, Tennessee.
6. Easements to AT&T as recorded in Book 7030, page 404 and Instrument No. 20020215-0019975, Register's Office for Davidson County, Tennessee.
7. Deed to the State of Tennessee as recorded in Book 8590, page 307, Register's Office for Davidson County, Tennessee.
8. Agreement with the City of Goodlettsville as recorded in Instrument No. 20080612-0060827, Register's Office for Davidson County, Tennessee.
9. Agreement with Rivergate Meadows Apartment Association as recorded in Instrument No. 20081222-0121716, Register's Office for Davidson County, Tennessee.
10. Easement to Comcast of Nashville I, LLC as recorded in Instrument No. 20090114-0003605, Register's Office for Davidson County, Tennessee.
11. Easements for sanitary sewers/storm drainage as recorded in Book 4468, page 454 and Book 4468, page 456, Register's Office for Davidson County, Tennessee.
12. Ingress/Egress Easement as recorded in Instrument No. 20060628-0077506, Register's Office for Davidson County, Tennessee.
13. Subject to provisions as recorded in Instrument No. 20040819-0100484, Register's Office for Davidson County, Tennessee.
14. Inspection and Maintenance Agreement of Private Stormwater Management facilities as recorded in Instrument No. 20150825-0085830, Register's Office for Davidson County, Tennessee.
15. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Cobblestone II Townhomes and recorded in Instrument No. 20160401-0031281, Instrument No. 20160929-0102734, and as corrected in Instrument No. 20170501-0042305, Register's Office for Davidson County, Tennessee.
16. Charter of Homeowner's Association of record in Instrument No. 20160401-0031280, 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 288 Cobblestone Place Drive, Goodlettsville, TN 37072.

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 22nd day of February, 2018.

Christi Adams

February 22, 2018
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 Christi Adams, Unmarried, the bargainor(s), 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 22nd day of February, 2018.

My Commission Expires:_____

Notary Public

TODD SHOLAR
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
EXPIRES 8-21-18

PREPARED BY AND RETURN TO:

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