Bill Garrett Davidson County
Batch# 64674 DEEDWARR
03/02/2018 12:25:30 PM 4 pgs
Fees: $23.00 Taxes: $869.50
20180302-0019906

#34090

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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 34090-01-2018** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $235,000.00.<br><br>Lacey Gregory<br>Affiant<br><br>Subscribed and sworn to before me this 28th day of February, 2018.<br><br>Notary Public<br><br>My Commission Expires: |

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Amanda K. Evans & Colin M. Dalby<br>1561 Lincoya Bay Dr.<br>Nashville, TN 37214 | **Send Tax Bills To:**<br>Franklin Synergy Bank<br>722 Columbia Ave, Attn: Mort Dept.<br>Franklin, TN 37064 | **Tax Information:**<br>Map and Parcel No.:<br>109 05 0 D 031 00CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lacey Gregory**, an unmarried woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Colin M. Dalby and Amanda K. Evans, husband and wife** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1561 Lincoya Bay Dr., Nashville, TN 37214.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 28th day of February, 2018.

Lacey Gregory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lacey Gregory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2018.

GERALD G. PATTERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1561, together with the appurtenant interest in the common elements of The Cottages of Williams Bend horizontal property regime with private elements established by Declaration of record in Instrument No. 20040628-0076712, supplemented in Instrument No. 20041028-0129585, and Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "C" to the aforementioned supplement of Declaration in Instrument No. 20041028-0129585, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lacey Gregory, unmarried by deed dated August 8, 2014 from Fred E. Eubank and wife, Lena F. Eubank of record in Instrument No. 20140813-0072999, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 109 05 0 D 031 00CO.
2. Restrictive covenants contained in an instrument of record in Instrument No. 20021204-0149456, Register's Office for Davidson, County, Tennessee.
3. Dedication of common area to Cottages at Williams Bend Townhouse Corporation of record in Instrument No. 20061229-0161140, Register's Office for Davidson County, Tennessee.
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for The Cottages at Williams Bend, of record in Instrument No. 20040628-0076712, amended in Instrument No. 20041028-0129585 and in Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7121, page 169, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Instrument No. 20000918-0092189, Register's Office for Davidson County, Tennessee.
8. Easement agreement of record in Book 6185, page 216 , Book 7498, page 726 and Instrument No. 20000331-0032369 and Instrument No. 20021204-0149457, Register's Office for Davidson County, Tennessee.
9. Easement for sewer of record in Book 5406, page 470, Register's Office for Davidson County, Tennessee.
10. Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20130517-0050096, Register's Office for Davidson County, Tennessee.

# True Copy Certification

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

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

