This Instrument Prepared By:
STANLEY & BRATCHER, ATTORNEYS
100 West Main Street
McMinnville, TN 37110

RETURN TO
Stewart Title Company
13026 Lebanon Rd., Suite 100
Mt. Juliet, TN 37122
File # 01288.42465

TRINA C. WILSON

WARRANTY DEED

TO:

Map – Parcel #: 096-02-0A-019.00CO

RACHEL KAY DILLINGHAM

Address of Property:
813 Cedarstone Way
Nashville, TN 37214

Bill Garrett Davidson County
Batch# 72012 **DEEDWARR**
03/22/2018 09:39:47 AM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20180322-0027006

Person and/or Entity Responsible for Paying Property Taxes:
Rachel Kay Dillingham
New Owner

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, I, TRINA C. WILSON, have this day and date bargained and sold and by these presents do hereby sell, transfer and convey unto RACHEL KAY DILLINGHAM, an unmarried woman, a certain tract or tracts of land lying and being in Davidson County, Tennessee, more fully described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 19, as shown on the plan of the Bluffs of Cedarstone, a Horizontal Property Regime, filed as Exhibit B-2 to and established by the Master Deed of record in Instrument No. 200706250075380, as amended in Instruments 20070720-0086753 and 201209050080134, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Trina C. Wilson by Warranty Deed dated January 26, 2016, filed for record on January 27, 2016, in Instrument No. 20160127-0007916, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. The Plan of record shown as Exhibit "B" to the Master Deed, of record in Document No. 20070625-0075380, amended in Document No. 20070720-0086753, said Register's Office, shows an owner's certificate, minimum building set back lines and easements to which Plan reference is hereby made for a more complete description.

2. Subject to the provisions of the condominium Master Deed of record in Document No. 20070625-0075380, amended in Document No. 20070720-0086753 and Instrument No. 20120905-0080134, in said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed

reference is hereby made for more particulars; but deleting any covenant, condition or restriction would violate 42 USC 3604c.

3. Stormwater Detention Agreements of record in Document No. 20060406-0039502 and document No. 20060815-0100303, in the Register's Office for Davidson County, Tennessee.

4. Easements for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Document No. 20060407-0040205 and Document No. 20061122-0144864, said Register's Office.

5. Declaration of Reciprocal Easements of record in Document No. 20061006-0124722, said Register's Office.

6. All matters shown on plan of record in Document No. 20060407-0040430, Register's Office for Davidson County, Tennessee.

7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 813 Cedarstone Way, Nashville, TN 37214.

Sellers are responsible for any and all back taxes.

TO HAVE AND TO HOLD the said tract or tracts of land together with all right, title, interest and appurtenances thereto belonging unto the said Grantee(s) as set out above, forever.

And I do covenant with the said Grantee(s), as set out above, that I am lawfully seized and possessed of the said land; that I have a good and lawful right to sell and convey the same; and the same is unencumbered.

And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the land unto the said Grantee(s), as set out above, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand(s) this the 19th day of March, 2018.

Trina C Wilson

TRINA C. WILSON

STATE OF TENNESSEE

COUNTY OF WARREN

Personally appeared before me, the undersigned Notary Public in and for the said State and County, the within named bargainor(s), TRINA C. WILSON, with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the reasons therein contained.

IN WITNESS WHEREOF, I have set my hand and official seal at office this the 19th day of March, 2018.



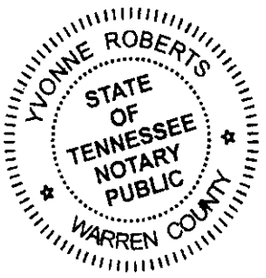
Yvonne Roberts
NOTARY PUBLIC

My Commission Expires: 4-4-2021

The consideration for this transfer, or the value of the interest in property transferred, whichever is greater is $289,900.00.

Irina C. Wilson

Sworn to and subscribed before me this the 19th day of March, 2018.



Yvonne Roberts
REGISTER/NOTARY PUBLIC

My Commission Expires: 4-4-2021

NOTICE: FAILURE TO PROPERLY RECORD THIS INSTRUMENT IN THE REGISTER OF DEEDS OFFICE COULD SERIOUSLY JEOPARDIZE YOUR RIGHTS. THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN OR AS TO THE ACCURACY OF THE DESCRIPTION AND/OR REFERENCES. THIS DEED PREPARED BASED UPON INFORMATION PROVIDED TO PREPARER.

Dillingham, Rachel Kay WD 3-6-2018;s