Box 14
30727-4

WARRANTY DEED

Bill Garrett Davidson County
Batch# 84150 DEEDWARR
04/24/2018 09:23:31 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20180424-0038365

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$185,000.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of April, 2018.

Notary Public

My commission expires:
(AFFIX SEAL)

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lisa Marie Crews	**Lisa Marie Crews**	**131-05-0-B-253.00co**
243 Summit Ridge Drive	**127 Carriage Court**	
Nashville, TN 37215	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kayla L. Little, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lisa Marie Crews

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 243 as specified on the Plat as shown on Exhibit "D" to the Master Deed, on the Plan of Four Seasons Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Four Seasons Condominiums, of record in Book 6841, Page 349, amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Four Seasons Condominiums, for placement of Units, as shown on Exhibit "D" to the Master Deed of record in Book 6841, Page 349, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Kayla L. Little aka Kayla Lynn Little by Warranty Deed dated April 30, 2013, from Cleo Harris, unmarried of record in Instrument No. 20130502-0044178, 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 as set out in Exhibit "D" to the Master of Deed of record in Book 6841, Page 349, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **All matters shown on Boundary Plat of record in Book 5050, Page 30, said Register's Office.**

3) **The Premises herein insured is a condominium apartment established pursuant to all 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; and is subject to the By-Laws for the administration 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, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime for Four Seasons Condominiums, of record in Book 6841, Page 349, as amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, and Bylaws appended thereto.**

4) **By-Laws of Four Seasons Homeowners' Association, Inc., as Exhibit "C" to the Master Deed of record in Book 6841, Page 376, said Register's Office.**

5) **Charter of Four Seasons Homeowners' Association, Inc., of record in Book 6855, Page 917, amended in Book 8176, Page 697, said Register's Office.**

6) **All terms, conditions and obligation contained in the Deed dated May 30, 1974, of record in Book 4821, Page 20, said Register's Office.**

7) **All terms, conditions and obligations contained in the Sale and Assignment of Option, dated July 11, 1977, of record in Book 5388, Page 503, said Register's Office.**

8) **Deed of Conveyance for water and sewerage services of record in Book 5271, Page 430, said Register's Office.**

9) **Easement for ingress and egress of record in Book 5158, Page 230, said Register's Office.**

10) **Engineer's Report of record in Book 6847, Page 125, said Register's Office.**

11) **Easement Agreements of record in Book 6869, Page 157, Book 7776, Page 899, and Instrument No. 20010912-0099679, said Register's Office.**

12) **Consent of Four Seasons Homeowners Association to Easement Agreement, of record in Book 6869, Page 162, and re-recorded in Book 6870, Page 966, said Register's Office.**

13) **Easement for private sewer of record in Book 10068, Page 413, said Register's Office.**

14) **Ingress, Egress & Electrical Utility Easement to SBA Properties in Instrument No. 20010912-0099679, said Register's Office.**

15) **Grant of Easement to Comcast of Nashville I, LLC in Instrument No. 20120521-0043888, said Register's Office.**

16) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as **243 Summit Ridge Drive, Nashville, TN 37215**

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 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. 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 **23rd** day of **April, 2018.**

Kayla L. Little

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kayla L. Little,** the within named seller, 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 and official seal at Nashville, Tennessee, this **23rd** day of **April, 2018.**

Notary Public

My Commission Expires: 11/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY