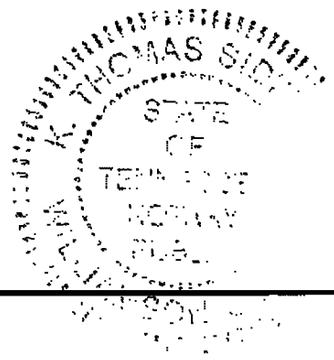
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/14/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jay B. Willis	Same	096-09-OB-052.00
(NAME)	(NAME)	
3063 Whitland Crossing Drive		Bill Garrett Davidson County Batch# 103510 DEEDWARR 06/12/2018 01:49:30 PM 3 pgs Fees: $18.00 Taxes: $925.00 20180612-0056435
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 considerations, the receipt of which is hereby acknowledged, I, **Vicki L. Carr**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jay B. Willis and Cheryl A. Willis, as husband and wife**, hereinafter called the GRANTEE(S), assigns, a 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. 3063, Donelson's Place, a Horizontal Property Regime, filed as Exhibit B to and established by the Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20070703-0079564 as amended in Instrument Nos. 20070712-0083113, 20070816-0098067 & 20101026-0085599, Scrivener's Affidavit of record in Instrument No. 20101112-0091023 and in Instrument No. 20171013-010546, Register's Office for said County, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and 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 Vicki L. Carr by Warranty Deed from Erin S. McFerrin, dated 07/03/2014, recorded 07/07/2014, of record in Instrument No. 20140707-0059333, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
Covenants, conditions, easements and restrictions of record in Instrument No. 20070703-0079564, Amendment to Declaration of record in Instrument No. 20171013-0105416, First Amendment to Declaration of record in Instrument No. 20070712-0083113, Second Amendment to Declaration of record in Instrument No. 20070816-0098067, Third Amendment to Declaration of record in Instrument No. 20101026-0085599 and Scrivener's Affidavit-Third Amendment to Declaration of record in Instrument No. 20101112-0091023, in the Register's Office for Davidson County, Tennessee.
Easement contained in Stormwater Detention Agreement of record in Instrument No. 20070302- 0025663, in the Register's Office for Davidson County, Tennessee.
Charter contained in Articles of Incorporation of Donelson's Place Owners' Association, Inc., of record in

Instrument No. 20070703-0079444, in the Register's Office for Davidson County, Tennessee.
Boundary Plat of record in Instrument No. 20060531-0063577, in the Register's Office for Davidson County, Tennessee.
Revision Boundary Plat of record in Instrument No. 20070430-0051183, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3063 Whitland Crossing Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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; 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 GRANTEE(S), 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 hand this 11th day of June, 2018.

Vicki L. Carr

State of Tennessee
County of Williamson

Personally appeared before me Vicki L. Carr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of June, 2018.

Notary Public
My Commission Expires: 11/14/24

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Danielle Chandler, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 4-10-22

Notary Seal

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022