Bill Garrett Davidson County
Batch# 123280 DEEDWARR
08/01/2018 10:10:59 AM 3 pgs
Fees: $18.00 Taxes: $1,211.75

20180801-0074956

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $327,500.00.

Affiant

Sworn to and subscribed before me this 30th day of July, 2018.

Notary Public
My Commission Expires: 11/17/20

CHRISTINE N. MARON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Get Out Land Trust	641 Old Hickory Blvd., #61	Owner	
641 Old Hickory Blvd., #61			171-03-0B-144.00-CO
Brentwood, TN 37027	Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Justin A. Lyons and Hayley M. Lyons f/k/a Hayley E. Martin, husband and wife,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Get Out Land Trust,** (Grantee), its successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 60 on the Plan of Revision One, A Horizontal Property Regime (Private Element), Phase One, Section Three, Townhomes of Fredericksburg, R20 Residential P.U.D., of record in Plat Book 9700, Page 534, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Justin A. Lyons, unmarried and Hayley E. Martin, unmarried by Warranty deed from Andrew H. DuPerrieu and Catherine W. DuPerrieu, husband and wife of record in Instrument No. 20130402-0032520 Register's Office for Davidson County, Tennessee, dated March 29, 2013 and recorded on April 02, 2013

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2018, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 9700, Page 534, Register's Office for Davidson County, Tennessee.
PUD Boundary Plat of record in Book 7900, Page 509, in the Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan of record in Plat Book 7900, Page 807, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10126, Page 435, amended in Book 10224, Page 683, amended and corrected in Book 10294, Page 850, amended in Book 10393, Page 11, Book 10628, Page 517, Book 11682, Page 75 and Instrument 20000718-0070558, re-recorded in Instrument 20050705-0076596, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
By-Laws in Book 10126, Page 486, Book 10275, Page 959 and 11550, Page 554, Register's Office for Davidson County, Tennessee.
Charter for Townhomes of Fredericksburg HOA of record in Book 10126, Page 430 and Book 11550, Page 529, in the Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8920, Page 65, amended in Book 9500, Page 393, Book 9860, Page 840, Book 10224, Page 683, Book 10294, Page 850, Book 10453, Page 931 and Book 10694, Page 541, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
By-Laws of record in Book 8920, Page 45, amended in Book 10694, Page 539, Instrument No. 20150102-0000219 Register's Office for Davidson, County, Tennessee.
Charter for Fredericksburg HOA in Book 8920, page 40, Register's Office for Davidson County, Tennessee.
Fredericksburg Amenities Area Deed in Book 9443, Page 538, and 11753, Page 208, Register's Office for Davidson County, Tennessee.
Easement to Bellsouth of record in Book 10709, Page 143, Register's Office for Davidson County, Tennessee.

Easement for water mains of record in Book 9698, Page 81, in the Register's Office for Davidson County, Tennessee.
Sanitary sewer easement of record in Book 7358, Page 643, Book 7851, Page 712, Book 7993, Page 269, Book 9698, Page 124, in the Register's Office for Davidson County, Tennessee.
Easement for cable TV of record in Book 20000516-0049387, Page , in the Register's Office for Davidson County, Tennessee.
Dedication of Site Drainage Easement of record in Book 10012, Page 756, in the Register's Office for Davidson County, Tennessee.
Storm water detention agreement of record in Book 10357, Page 920, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 30th day of July, 2018.

Justin A. Lyons by Charles E. Morton IV, his attorney in fact

Hayley M. Lyons f/k/a Hayley E. Martin by Charles E. Morton IV, her attorney in fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charles E. Morton IV, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Justin A. Lyons and Hayley M. Lyons f/k/a Hayley E. Martin, husband and wife, and acknowledged that he executed the same as the free act and deed of the said Justin A. Lyons and Hayley M. Lyons f/k/a Hayley E. Martin.

WITNESS my hand and official seal at Franklin, Tennessee, this the 30th day of July, 2018.

NOTARY PUBLIC
My Commission Expires: 11/17/20

