Bill Garrett Davidson County
Batch# 124055 DEEDWARR
08/02/2018 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20180802-0075793

WARRANTY DEED

LISA CONNALLY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

A-BAILEY-18-719

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 5.19.19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paul M Masson and Krystal Masson Elizabeth J Masson	**iServe Residential Lending, LLC**	
(NAME)	(NAME)	
719 Cleo Miller Drive	**15015 Avenue of Science #250**	**83-5-G-15.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**San Diego, CA 92128**	
(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 consideration, the receipt of which is hereby acknowledged, **BAILEY & WEST EASTLAND, LLC, A TENNESSEE LIMITED LIABILTY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL M MASSON AND KRYSTAL MASSON, HUSBAND AND WIFE, AND ELIZABETH J MASSON, UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, and being all of Unit No. 719, The Bailey @ Maxwell, according to the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20161012-0108020, as amended in Instrument Numbers 20161205-0127325, 20170426-0041064, and 20171212-0126734, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more accurate and complete description of said unit.

Being part of the same property conveyed to Bailey & West Eastland LLC, a Tennessee Limited Liability Special Warranty Deed from LVH, LLC, a Tennessee Limited Liability Company, recorded June 30, 2016 in Instrument No. 20160630-0066643, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plans of record in Plat Book 7900, Page 194 and Instrument Nos. 20150917-0094668, 20161011-0107251 and 20161130-0125781, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for The Bailey @ Maxwell, recorded in Instrument No. 20161012-0108020, amended in Instrument Nos. 20161205-0127325, 20170426-0041064 and 20171212-0126734, 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.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20150928-0098248, 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.
- Easement Agreement of record in Instrument No. 20150707-0065711, Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in

Instrument No. 20150622-0059578, Register's Office for Davidson County, Tennessee.
• Grant of Easement to Comcast of record in Instrument No. 20171127-0120864, Register's Office for Davidson County, Tennessee.
• Easements retained in Ordinance No. 58-287 closing Alley No. 1007, of record in Book 4522, Page 475, Register's Office for Davidson County, Tennessee.

• Easements retained in Ordinance No. 71-1403 closing portions of Alley Nos. 1001 and 1007, of record in Book 4522, Page 478, Register's Office for Davidson County, Tennessee.

• Rights of tenants, if any, under any unrecorded leases.
• All matters as shown on that survey prepared by J. Alan Cummings, TN RLS No. 2351, Crawford and Cummings, PC Job No. 14-137, dated June 28, 2016.

• Taxes for 2018 and subsequent years a lien not yet due and payable.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **719 Cleo Miller Drive, Nashville, Tennessee 37206**.

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), their heirs and 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), 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 the 27 DAY OF JULY, 2018.

Bailey & West Eastland, LLC, a Tennessee Limited Liabilty Company

BY: _____
Jenn Garrett
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENN GARRETT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of BAILEY & WEST EASTLAND, LLC, A TENNESSEE LIMITED LIABILTY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27 of July, 2018.

_____
Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Lynn Vaught, 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught 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: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY