THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28291-01-2009** **Record & Return To:** **Cumberland Title Company** **215 Centerview Drive, Suite #139** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $450,000.00 Affiant Subscribed and sworn to before me this 15th day of January, 2009. Notary Public My Commission Expires: June 20, 2011

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: L. Joe Edmondson 6316 Chickering Woods Drive Nashville, TN 37215	**Send Tax Bills To:** L. Joe Edmondson 5300 Bedford Creek Road Franklin, TN 37064	**Tax Information:** Map and Parcel No.: 158090A00900CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew F. Rossi and wife, Courtenay K. Reese**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **L. Joe Edmondson** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6316 Chickering Woods Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of January, 2009.

Andrew F. Rossi by Courtenay K. Reese Rossi, Atty In Fact
Andrew F. Rossi
by Courtenay K. Reese Rossi, Attorney in Fact

Courtenay K. Reese Rossi
Courtenay K. Reese Rossi AKA COURTENAY K. REESE

Davidson County DEEDWARR
Recvd: 01/20/09 12:32 3 pgs
Fees:18.00 Taxes:1665.00
20090120-0004654

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Courtenay K. Reese Rossi**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of January, 2009.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires
August 23, 2011

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, **Courtenay K. Reese Rossi,** 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 on behalf of **Andrew F. Rossi** as his Attorney-In-Fact, as the free act and deed of the within named Andrew F. Rossi.

Witness my hand and official seal at Nashville, Tennessee this 15th day of January, 2009.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires
August 23, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 5A, together with the appurtenant interest in the common elements of Chickering Woods horizontal property regime established by Master Deed, of record in Book 6521, page 647, amended in Book 6912, page 132 and Book 11395, page 823, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 5 on the Plan of Chickering Woods of record in Book 6250, page 380, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrew F. Rossi and wife, Courtenay K. Reese by Deed dated July 2, 2003 from Susan Clayton Sutherland, married of record in Instrument No. 20030716-0099752, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Charter of Incorporation of Chickering Woods Homeowner's Association of record in Book 6860, page 41, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Chickering Woods, of record in Book 6521, page 647, amended in Book 6912, page 132 and Book 11395, page 823, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6250, page 380, Register's Office for Davidson County, Tennessee.
5. Easement for sewer of record in Book 6525, pages 623 and 625, Register's Office for Davidson County, Tennessee.
6. License for private utility of record in Book 6627, page 262, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011

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