This Instrument Prepared by: United States Title Corporation
8880 Cedar Springs Lane Suite 106
Knoxville, TN 37923
File No. 20100417492

BILL GARRETT, Davidson County
Trans:T20100037494 DEEDWARR
Recvd: 06/21/10 11:00 2 pgs
Fees:13.00 Taxes:525.03
20100621-0048093

# WARRANTY DEED

THIS INDENTURE, made this 24th day of May, 2010, between

**CMH Parks, Inc.**
of Davidson County, Tennessee, their executors, heirs, successors, and assigns, hereinafter referred to as "First Parties", and

**Eric T. Chunn and wife Sara Chunn,**
of Davidson County, Tennessee, their executors, heirs, successors, and assigns, hereinafter referred to as "Second Parties".

## WITNESSETH:

That said First Parties, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration paid into their hands by the Second Parties, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

**LEGAL DESCRIPTION FOR PROPERTY COMMONLY KNOWN AS:**
**801 Point Break Circle South Antioch TN 37013**

**BEING LOT 148 OF SOUTH SHORE SUBDIVISION AND BEING LOCATED IN THE SECOND CIVIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE.**

**THE ABOVE DESCRIPTION IS THE SAME AS FOUND IN PRIOR DEED OF RECORD AS A BOUNDARY LINE SURVEY WAS NOT DONE AT THE TIME OF THIS CONVEYANCE.**

**BEING PART OF THE SAME PROPERTY CONVEYED TO CMH, PARKS, INC. FROM ALLEN J. NEWCOMB, AS AGENT & TRUSTEE BY WARRANTY DEED DATED 06/16/00 AND RECORDED 06/15/00 IN INSTRUMENT 200006150059555 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS, EASEMENTS, SETBACK LINES, AND OTHER CONDITIONS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**THIS CONVEYANCE IS MADE SUBJECT TO PUBLIC UTILITY AND DRAINAGE EASEMENTS, SETBACK LINES AND OTHER SPECIAL REQUIREMENTS OR RESTRICTIONS IMPOSED BY THE APPROPRIATE GOVERNMENTAL BODY, UTILITY AND/OR HEALTH DEPARTMENT; A PERPETUAL EASEMENT AND RIGHT TO FLOOD PREMISES OR SUCH PARTS THEREOF AS MAY BE NECESSARY AS A RESULT OF OPERATION OF THE J. PERCY PRIEST DAM AND RESERVOIR PROJECT, WITH ALL OTHER AND ADDITIONAL RIGHTS AS ARE FULLY SET OUT IN WARRANTY DEED OF FLOWAGE EASEMENT OF RECORD IN BOOK 3917, PAGE 967; ALL OF RECORD IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND TO ALL ZONING AND SUBDIVISION REGULATIONS OF APPROPRIATE GOVERNMENTAL BODY ALONG WITH ANY EASEMENTS AND RIGHT OF WAYS OF PUBLIC ROADS AND UTILITIES.**

with all the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors, administrators, and assigns do hereby covenant with said Second Parties, their heirs and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said Premises are free from all encumbrances, except real property taxes for the year 2009 and all other applicable easements, restrictions, and set back lines of record in the Register's Office for Davidson County, Tennessee, and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties have set their hands and seals on the day and year first above written.

_____ (L.S.)
**CMH Parks, Inc.**

_____(L.S.)

STATE OF TENNESSEE )
COUNTY OF ~~Davidson~~ BLOUNT ) ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **CMH Parks, Inc. and** the within named bargainor/s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 24th day of May, 2010.

Sharon Corn
Notary Public

SHARON CORN
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

My Commission expires: 11-01-11

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is **$141,900.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 24th day of May, 2010.

Notary Public

KELLI MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

My Commission expires: 5/25/12

THE NAME AND ADDRESS OF PROPERTY OWNER:
OWNER: **Eric T. Chunn and wife Sara Chunn**
ADDRESS: **801 Point Break Circle South**
**Antioch, TN 37013**

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
NAME: **Peoples Home Equity, Inc**
ADDRESS: **213 Ward Circle, Suite 201**
**Brentwood, TN 37027**

TAX PARCEL ID#: **165 05 OA 109.00**