THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11060602**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $405,000.00. Pam S Howell Affiant Subscribed and sworn to before me, this 1st day of July, 2011. Notary Public My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2014

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WARRANTY DEED

Address New Owner: Gina Payne and Philip Payne 6320 Chickering Woods Dr Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 158090A01200CO

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, **Bettye Jane Pupo-Walker, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gina Payne and husband, Philip Payne** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 6B, together with the appurtenant interest in the common elements of Chickering Woods, a horizontal property regime established by a Master Deed of record in Book 6521, Page 647, as amended in Book 6912, Page 132, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plat attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 6 on the Plan of Chickering Woods, of record in Plat Book 6250, Page 380, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bettye Jane Pupo-Walker, a married woman by Deed from Peter E. Konrad and Stephanie A. Konrad, husband and wife, recorded on the 21st day of March, 2000 in Instrument No. 200003210028766, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF CHICKERING WOODS, as recorded in Plat Book 6250, Page(s) 380, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Terms and provisions of by-Laws of Chickering Woods Homeowners Association, Inc. recorded in Book 6521, Page 672, amended in Book 11395, Page 823.

Charter of Chickering Woods Homeowners' Association recorded in Book 6860, Page 41.

License for private utility occupancy recorded in Book 6627, Page 262.

BILL GARRETT, Davidson County
Trans:T20110040113 DEEDWARR
Recvd: 07/05/11 13:38 2 pgs
Fees:13.00 Taxes:1498.50
20110705-0051249

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PLAN OF CHICKERING WOODS Condominium of record in Book 6521, Page 647 , as amended by instrument(s) of record in Book 6912, Page 132; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement recorded in Book 6525, Page 623.

Rights of others thereof in and to common elements.

This is improved property located at 6320 Chickering Woods Dr Nashville TN 37215.

Enrique Pupo-Walker joins in this instrument to convey any and all interest, marital or otherwise in said property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 1st day of July, 2011.

Bettye Jane Pupo-Walker

Enrique Pupo-Walker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bettye Jane Pupo-Walker and Enrique Pupo-Walker, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of July, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014