THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11091252**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $525,000.00. Affiant Subscribed and sworn to before me, this 31st day of October, 2011. Notary Public My Commission Expires: 01/08/13

STATE OF TENNESSEE NOTARY PUBLIC Davidson County

Rachel Neal STATE OF TENNESSEE NOTARY PUBLIC Davidson County

WARRANTY DEED

Address New Owner: William J. Tichi and Cecelia H. Tichi 433 Prestwick Ct Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-14H-36.00CO

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, **Anne Cooper Boatman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William J. Tichi and wife, Cecelia H. Tichi** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land lying in the 1st Civil District, 25th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, namely being Lot No. 29, Whitworth, Phase 3, Section 2 (Prestwick Place), of record in Plat Book 7900, Page 869, amended in Book 7900, Page 969, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anne Cooper Boatman by Warranty Deed from Raymond H. Ferreira and wife, Margie L. Ferreira, recorded on the 4th day of June, 2001 in Instrument No. 20010604-0057808, 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 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WHITWORTH, PHASE 3, SECTION 2 (PRESTWICK PLACE), as recorded in Plat Book 7900, Page(s) 869, amended in Plat Book 7900, Page 969.

Declaration of Covenants, Conditions and Restrictions for SWMA of record in Book 9567, Page 185, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions for Section C, of record in Book 9567, Page 216, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions for Prestwick, of record in Book 9567, Page 259, Register's Office for Davidson County, Tennessee.

ByLaws of Prestwick Association, of record in Book 9567, Page 294, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20110069068 DEEDWARR
Recvd: 11/03/11 09:05 2 pgs
Fees:13.00 Taxes:1942.50
20111103-0085628

Restrictions of Whitworth recorded in Book 8026, Page 305 amended at Instrument No. 20100615-0046543.

Deed of Easement of record in Book 9567, Page 691, Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Book 3467, Page 204, Register's Office for Davidson County, Tennessee.

Terms, conditions and provisions contained in the charters of SWMA Association, Section C Association, Prestwick Association, and the Fairways at Richland Association filed with the Tennessee Secretary of State at Book 2937, Pages 2931 through 2944, and contained in the By-Laws of the four aforenamed associations.

Rights of others in and to the common elements.

Amendment to Final Plat of Whitworth Phase 3, Section 2, of record Book 9582, Page 838, Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Book 9778, Page 16, Register's Office for Davidson County, Tennessee.

Surveyor's Certificate of Correction, of record in Book 10270, Page 34, Register's Office for Davidson County, Tennessee.

ByLaws of Whitworth recorded in Book 8026, Page 335 amended at Instrument No. 20020812-0097386.

Easement reserved in Exhibit "A" in Book 10576, Page 882.

This is improved property located at 433 Prestwick Ct Nashville TN 37205.

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 31st day of October, 2011.

Anne Cooper Boatman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anne Cooper Boatman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2011.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014