THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12030480**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $429,000.00. Affiant Subscribed and sworn to before me, this 27th day of April, 2012. Notary Public My Commission Expires: 7-25-12

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120031735 DEEDWARR
Recvd: 05/01/12 12:36 2 pgs
Fees:13.00 Taxes:1587.30
20120501-0037168

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John G. Oschwald and Katia E. Oschwald 8108 Chase View Ct. Nashville TN 37221	~~New Owner~~ Regions Bank dba Regions Mtg Dept. 2520 PO Box 2153 Birmingham, AL 35287-2520	Tax Parcel ID No. 156-13-0-019.00

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, **Shelagh A. Cofer and husband, Ian J. Lochridge,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John G. Oschwald and Katia E. Oschwald, husband and wife,** ("Grantees"), its 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 Lot 17, PLAN OF REVISION Two, CHASE CREEK, as shown on plat of record in Plat Book 9700, Pages 524 revising Plat Book 9700, Page 426 , in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shelagh A. Cofer, and Husband Ian J. Lochridge by Warranty Deed from Drees Premier Homes Inc., an Ohio Corporation, recorded on the 24th day of March, 2004 in Instrument No. 20040324-0033582, 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 REVISION 3, CHASE CREEK, as recorded in Plat Book 9700, Page 426, Plat Book 9700, Page 490 and Plat Book 9700, Page 524, Register's Office for Davidson County, TN.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 7241, Page 616 and Book 10659, Page 914, Register's Office for Davidson County, TN.

Terms and provisions of by-Laws of Chase Creek Homeowners' Association, Inc. recorded in Book 10659, Page 914, Register's Office for Davidson County, TN.

Easement for BellSouth Telecommunications, recorded in Book 10767, Page 5, Register's Office for Davidson County, TN.

This is improved property located at 8108 Chase View Ct. Nashville TN 37221

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 27th day of April, 2012.

Shelagh A. Cofer by Nick Akins, Attorney-in-fact
Shelagh A. Cofer
By Nick Akins, Attorney-in-Fact

Ian J. Lochridge by Nick Akins, Attorney-in-Fact
Ian J. Lochridge
By Nick Akins, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nick Akins, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Shelagh A. Cofer and Ian J. Lochridge, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of April, 2012.

Notary Public

My Commission Expires:

EMBER DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014