THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12050971** WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $205,000.00. Affiant Subscribed and sworn to before me, this 1st day of June, 2012. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Elizabeth Wash 412 Old Towne Dr Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 160160C02100CO

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, **Melissa G. Mosteller, an unmarried woman,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Wash**, ("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 Unit 21, PLAN OF THE TERRACES AT BRENTWOOD CHASE, as shown on plat of record in Instrument No. 20001103-0109137, 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 Melissa G. Mosteller, an unmarried woman by Warranty Deed from Pulte Homes Tennessee Limited Partnership, a Tennessee Limited Partnership, recorded on the 6th day of July, 2001 in Instrument No. 20010706-0072098, 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 THE TERRACES AT BRENTWOOD CHASE, as recorded in Instrument No. 20001103-0109137.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants and Restrictions recorded in Instrument No. 20001214-0123057, amended at Instrument Nos. 20010119-0005975, 20010328-0029845 and 20041206-0144631.

Terms and provisions of by-Laws recorded in Instrument No. 20001214-0144631.

Charter of Terraces at Brentwood Chase Townhome Association recorded at Instrument No. 20001214-0123056.
Deed to Homeowners Association for common areas recorded at Instrument No. 20010208-0012529.

BILL GARRETT, Davidson County
Trans:T20120040980 DEEDWARR
Recvd: 06/04/12 14:40 2 pgs
Fees:13.00 Taxes:758.50
20120604-0048564

Deed to Homeowners Association for common areas recorded at Instrument No. 20010208-0012529.

Storm Water Detention Agreement as set forth in instrument recorded in Book 11115, Page 281 and Book 11115, Page 286.

This is improved property located at 412 Old Towne Dr Brentwood TN 37027

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 June, 2012.

Melissa G. Mosteller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Melissa G. Mosteller, 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 1st day of June, 2012.

Notary Public
My Commission Expires: _____

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

My Commission Expires September 9, 2014