BILL GARRETT, Davidson County
Trans:T20130043143 DEEDWARR
Recvd: 05/23/13 09:59 2 pgs
Fees:13.00 Taxes:1294.82

20130523-0052120

WARRANTY DEED

G-CF-12-27

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,950.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/8/16
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Milose	Movement Mortgage, LLC	
701 Chesterfield Way (ADDRESS)	841 Seahawk Circle (ADDRESS)	104-10-R-27.00 CO
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Virginia Beach, VA 23452 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHESTERFIELD COTTAGES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENNIFER MILOSE, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 27, THE CHESTERFIELD, AS SHOWN IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20120627-0056191, AS AMENDED IN INSTRUMENT NOS. 20121025-0098031, 20121227-0119329, AND 20130218-0008769, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO CHESTERFIELD COTTAGES, LLC BY WARRANTY DEED FROM 511 CHESTERFIELD PARTNERSHIP, RECORDED ON THE 31ST DAY OF MAY, 2012 IN INSTRUMENT NO. 20120531-0047217, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. AND BEING THE SAME PROPERTY CONVEYED TO 511 CHESTERFIELD PARTNERSHIP BY DEED FROM THE CHESTERFIELD LLC RECORDED JANUARY 26, 2012 OF RECORD IN INSTRUMENT NO. 201201260007282 REGISTER'S OFFICE OF SAID COUNTY. AND BEING THE SAME PROPERTY CONVEYED TO CHESTERFIELD LLC BY DEED FROM BLAIR HOUSE APARTMENTS LLC RECORDED DECEMBER 13, 2006 OF RECORD IN INSTRUMENT NO. 200612130153500.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN BOOK 675, PAGE 668, BOOK 731, PAGE 425, BOOK 741, PAGE 516 AND INSTRUMENT NO. 20120627-0056191 AND AMENDED IN INSTRUMENT NOS. 20121025-0098031, 20121227-0119329 AND 20130218-0008769; STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20070409-0041489; EASEMENT FOR SANITARY SEWER OF RECORD IN BOOK 1129, PAGE 133 AND INSTRUMENT NO. 20070302-0025616; EASEMENT FOR STORM DRAINAGE OF RECORD IN INSTRUMENT NO. 20070409-0041475; CONVEYANCE TO STATE OF TENNESSEE OF RECORD IN BOOK 5028, PAGE 724; EASEMENT FOR SANITARY SEWER OF RECORD IN INSTRUMENT NO. 20120827-0076955; EASEMENT FOR WATER LINE OF RECORD IN INSTRUMENT NO. 20120827-0077080; AND ALL MATTERS SHOWING IN THE PLAT OF A SURVEY BY J. ALAN CUMMINGS, TENN. RLS NO. 2351, CRAWFORD LAND SURVEYORS, P.C., NASHVILLE, TENN., DATED NOVEMBER 18, 2005, AND REVISED AUGUST 29, 2006; INCLUDING WITHOUT LIMITATION AN 8 INCH SANITARY SEWER LINE CROSSING THE CENTER OF THE PROPERTY IN A GENERALLY NORTHWEST TO SOUTHEAST DIRECTION, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 701 Chesterfield Way, Nashville, Tennessee 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 17th day of May, 2013.

Chesterfield Cottages, LLC

By: _____
Andrew Beard, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chesterfield Cottages, LLC, the within named bargainor, 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 official seal, this the 17th day of May, 2013.

_____
Notary Public

My Commission Expires: 5/20/14

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903