THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13050099** BILL GARRETT, Davidson County Trans:T20130044893 DEEDWARR Recvd: 05/30/13 09:56 2 pgs Fees:13.00 Taxes:490.25 20130530-0054299	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $132,500.00 Affiant Subscribed and sworn to before me, this 28th day of May, 2013. Notary Public My Commission Expires: 10/18/16 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Robert Dinwiddie and Leigh Dinwiddie 101 Fox Trail Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142080A02000CO

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, **Lucas Van Orden and wife Shirley A. Van Orden,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Robert Dinwiddie, Jr., and Leigh Dinwiddie, 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:

Morris

Land in Davidson County, Tennessee, being Unit 20, CORONADA TOWN HOME CONDOMINIUMS, PHASE I, as shown on plat of record in Plat Book 4860, Page 26, and as established under Master Deed recorded in Book 4901, Page 679, as amended in Book 5202, Page 329, Book 5306, Page 241, Book 5522, Page 675 and Book 5869, Page 269, 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 Lucas Van Orden and wife, Shirley A. Van Orden by Deed from Stewart H. Harris and wife, Demetria C. Harris, recorded on the 8th day of January, 1998 in Book 10750, Page 784, 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 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CORONADA TOWN HOME CONDOMINIUMS, PHASE I, as recorded in Plat Book 4860, Page(s) 26.

Terms and provisions of by-Laws recorded in Book 4901, Page 702.

Charter of Homeowners Association recorded in Book 4902, Page 938, Book 6132, Page 118 and Book 7694, Page 733.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CORONADA, A CONDOMINIUM of record in Book 4901, Page 679, as amended by instrument(s) of record in Book 5202, Page 329, Book 5306, Page 241, Book 5522, Page 675 and Book 5869, Page 269; 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 for Sanitary Sewer, recorded in Book 4788, Page 761 and Book 4816, Page 965.

Easement for Underground Utilities, recorded in Book 7173, Page 324.

This is improved property located at 101 Fox Trail 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 28th day of May, 2013.

Lucas Van Orden

Shirley A. Van Orden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lucas Van Orden and Shirley A. Van Orden, 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 28th day of May, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014