THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13070060**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $98,750.00. Affiant Subscribed and sworn to before me, this 16th day of July, 2013. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans:T20130060937 DEEDWARR
Recvd: 07/17/13 13:54 2 pgs
Fees:13.00 Taxes:365.38

20130717-0073958

WARRANTY DEED

Address New Owner: Brenda L. Darcey 634 Flintlock Court Nashville TN 37217	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 135-16-0-B 116.00 CO

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, **Julie C. Renfro, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brenda L. Darcey** ("Grantees"), her 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 116, WOODRIDGE AT NASHBORO VILLAGE, NASHBORO VILLAGE - TRACT 11, as shown on plat of record in Instruments No. 20021120-0143949, 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 Julie C. Renfro, an unmarried woman by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, recorded on the 5th day of December, 2003 in Instrument No. 20031205-0175340, 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODRIDGE AT NASHBORO VILLAGE, NASHBORO VILLAGE - TRACT 11, as recorded in Instrument No. 20021120-0143949 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Boundary Plat recorded in Plat Book 4660, Page 157.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20021104-0134724, amended in Instrument Nos. 20030610-0080281 and 20050520-0056888 and restrictions regarding design standards in Instrument No. 20020507-0056331, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color,

religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Terms and provisions of by-Laws of Woodridge at Nashboro Village Homeowners Association, Inc. recorded in Instrument No. 20021106-0136459.

Stormwater Detention Agreement recorded at Instrument No. 20020820-0100403.

Charter of Woodridge at Nashboro Village Homeowners Association, Inc. recorded at Instrument No. 20021106-0136458.

Deed to Homeowners Association for Common Areas recorded at Instrument No. 20021120-0144369.

Doug Byers, husband of Julie C. Renfro, joins in this instrument to convey any and all interest, marital or otherwise in said property.

This is improved property located at 634 Flintlock Court Nashville TN 37217.

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 16th day of July, 2013.

Julie C. Renfro

Doug Byers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Julie C. Renfro and Doug Byers, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of July, 2013.

Notary Public

My Commission Expires: _____

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