THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 13090123**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$170,000~~.00. Affiant Subscribed and sworn to before me, this 25th day of October, 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:T20130092445 DEEDWARR
Recvd: 10/29/13 09:01 2 pgs
Fees:13.00 Taxes:651.20
20131029-0112108

WARRANTY DEED

Address New Owner: Jennifer R. Bailey 1420 Beech Grove Way Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-06-0A-127.00

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, **Barbara Ann Bailey n/k/a Barbara A Sommer, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer R. Bailey, unmarried,** ("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 No. 127 on the Plan of Oakhill Townhomes, Phase 3, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions Restrictions and Easements for Oakhill Townhomes of record in Instrument Number 20080709-0070601, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Barbara Ann Bailey by Deed from Centex Homes, a Nevada general partnership of record at Instrument No. 20090929-0090374, Register's Office for Davidson County, Tennessee, dated September 21, 2009 and recorded on September 29, 2009.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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.

Taxes for the year 2014 a lien, due and payable.

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20080605-0058042, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants, Conditions Restrictions and Easements for Oakhill Townhomes with By-Laws of Oakhill Townhomes Townhome Homeowners Association, Inc. appended thereto, of record in Instrument Number 20070614-0071397, as supplemented in Instrument Number 20080325-0030014 and Instrument Number 20080709-0070601, Register's Office for Davidson County, Tennessee, but omitting any

covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Subject to all matters shown on the Plan of record in Plat Book 4460, Pages 76 and 77, in the Register's Office for Davidson County, Tennessee.

Deed of common areas to Oakhill Townhomes Homeowners Association, Inc., of record in Instrument Number 20080909-0092190, in the Register's Office for Davidson County, Tennessee.

Subject to Stormwater Detention Agreement of record in Instrument Number 20070205-001422 and Instrument No. 20070404-0040188, in the Register's Office for DavidsonCounty, Tennessee.

All matters as shown in boundary plat of record in Instrument Number 20070705-0080241, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1420 Beech Grove Way Nashville TN 37211

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 25th day of October, 2013.

Barbara Ann Bailey
n/k/a Barbara A Sommer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Barbara Ann Bailey n/k/a Barbara A Sommer**, 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 25th day of October, 2013.

My Commission Expires: _____ Notary Public

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