BILL GARRETT, Davidson County
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Fees:18.00 Taxes:888.00
20131119-0119339

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 13100088

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: $240,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of November, 2013.

Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Milford Vedaa SharalynVedaa 748 Wolfeboro Lane Nashville TN 37221	New Owner	Tax Parcel ID No. 141050A06700CO

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, **Stephen P. Eubank** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Milford Vedaa and SharalynVedaa, 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:

Land in Davidson County, Tennessee, being Lot 67, FINAL PLAT, AVONDALE PARK, PHASE 1, SECTION 3, as shown on plat of record in Instrument No. 20090318-0024198, 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 Stephen P. Eubank by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, recorded on the 18th day of May, 2010 in Instrument No. 20100518-0038157, 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 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, AVONDALE PARK, PHASE 1, SECTION 3, as recorded in Instrument No. 20090318-0024198.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20081203-0117452, amended at Instrument Nos. 20090331-0028791 and 20101223-0102254.

Charter of Avondale Park Owners Association, Inc. recorded at Instrument No. 20081203-0117350.

Easement for Transmission Line, recorded in Instrument No. 20060110-0003857.

Contract between Louisville and Nashville Railroad Company and Joe M. Rogers recorded in Book 5348, Page 362, as assigned in Book 5902, Page 469 and Instrument No. 20041207-0145663.

Easement for Harpeth Valley Utilities District, recorded in Instrument Nos. 20040204-0013639, 20040204-0013640, 20080818-0084836 and 20040204-0013641.

Easement for Landscape, recorded in Instrument No. 20090414-0033629.

Easement for Right-of-way/Tennessee Electric, recorded in Book 787, Page 7.

Easement recorded in Book 5738, Page 819 and Partial Abandonment recorded at Instrument No. 20080826-0087638.

Easement and right-of-way for electric power transmission lines and poles with rights of ingress/egress and other rights and privileges, recorded in Book 4193, Page 903.

Easement for water line granted to Rodgers Properties, Inc. (f/k/a J.M.R. Development Co), recorded in Book 5738, Page 832.

Easement Agreement for Access, recorded in Instrument No. 20041207-0145662.

Deed to USA recorded in Book 4118, Page 694 and Book 4228, Page 635.

Order to Tennessee Valley Authority recorded in Book 4273, Page 280.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded at Instrument No. 20071002-0117293.

Easement for water main across the Dower Tract and part of the property from the 38.71 acre tract conveyed in Book 1237, Page 674 to Big Harpeth River and privilege of building pump house and drainage across Dower Tract, recorded in Book 840, Page 540.

A portion of over all property is within the 100 year flood plain as shown on the overall boundary survey lay out of Ragan-Smith-Murphy & Associates, Inc., dated March 30, 1988 (not a field survey).

Permanent Easement Agreement as set forth in instrument recorded in Instrument No. 20090707-0063325.

Easements, stipulations and right-of-ways set out at Instrument No. 20111104-0086264 applicable to Phase 2.

Agreement for Dedication of Public Utility Easement as set forth in instrument recorded in Instrument No. 20080701-0067906.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060512-0055867.

Agreement for Dedication of Easement as set forth in instrument recorded in Instrument No. 20080701-0067905, 20090414-0033624, 20090414-0033625 and 20090429-0038537.

This is improved property located at 748 Wolfeboro Lane 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 18th day of November, 2013.

Stephen P. Eubank

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen P. Eubank, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of November, 2013.

Notary Public

My Commission Expires: _____

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