RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20130098563 DEEDWARR
Recvd: 11/20/13 10:00 2 pgs
Fees:13.00 Taxes:1278.35
20131120-0119594

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13100042**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $345,500.00 Affiant Subscribed and sworn to before me, this 15th day of November, 2013. Notary Public My Commission Expires: 8.21.17

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner: David N. Jewell and Shelley M. Jewell 4808 Manassas Dr Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171-03-0A-038.00 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, **Charles Vance II, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David N. Jewell and Shelley M. Jewell, Husband and Wife,** ("Grantees"), their 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 154, SECTION 1A, FREDERICKSBURG, as shown on plat of record in Plat Book 7900, Page 529, 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 Charles Vance, II by Warranty Deed from Ben B. Kinney and Angela Kinney, husband and wife, recorded on the 24th day of March, 2009 in Instrument No. 20090324-0026533, 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 SECTION 1A, FREDERICKSBURG, as recorded in Plat Book 7900, Page(s) 529 and Boundary Plat recorded in Plat Book 7900, Page 509.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 8920, Page 65, amended in Book 9500, Page 393, Book 9860, Page 840 and Book 10694, Page 541.

Terms and provisions of by-Laws recorded in Book 8920, Page 45, amended in Book 10694, Page 539.

Charter of Fredericksburg Homeowners Association, Inc. recorded in Book 8920, Page 40.

Easement for Telecommunications to BellSouth, recorded in Book 10709, Page 143.

Easement for the flow of any creeks, streams or branches, if applicable.

This is improved property located at 4808 Manassas Dr Brentwood TN 37027.

Jenna Vance, wife of Charles Vance, II, joins in this instrument to convey any and all interest, marital or otherwise, in said property.

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 15th day of November, 2013.

Charles Vance II

Jenna Vance

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles Vance II and Jenna Vance, 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 15th day of November, 2013.

Notary Public

My Commission Expires: _____

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