BILL GARRETT, Davidson County
Trans:T20130099000 DEEDWARR
Recvd: 11/21/13 12:41 2 pgs
Fees:13.00 Taxes:1406.00
20131121-0120102

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

CRT File No. 13100121

DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $380,000.00.

Affiant

Subscribed and sworn to before me this 15th day of November, 2013.

Notary Public
My Commission Expires: 9-5-2016

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Frank H. West 5925 Hitching Post Ln Nashville TN 37211	Frank H. West 2000 Mallory Lane Suite 130-123 Franklin, TN 37206	Tax Parcel ID No. 172-14-0-A 006.00 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, **Christine L. Connolly, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Frank H. West, an unmarried man** ("Grantees"), his 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 101, SECTION ONE, WEXFORD DOWNS, as shown on plat of record in Plat Book 9700, Pages 308 and 309, 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 by Quitclaim Deed from Cedric S. Connolly to Christine L. Connolly as recorded on the 22nd day of October, 2010 in Instrument No. 20101022-0084828 and Warranty Deed from Randal J. Gucwa to Christine L. Connolly and husband, Cedric S. Connolly as recorded on the 1st day of February, 2001 in Instrument No. 20010201-0009980, 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 SECTION ONE, WEXFORD DOWNS, as recorded in Plat Book 9700, Page(s) 308 and 309 and Boundary Plat recorded in Plat Book 9700, Page 221.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10292, Page 51 and amended in Book 10792, Page 822 and Instrument No. 20000810-0079498.

Charter of Homeowners Association recorded in Book 10500, Page 444.

Easement to Bell South Telecommunications, recorded in Book 10529, Page 560.

Quitclaim Deed to Homeowners Association for Open Spaces recorded in Book 10937, Page 789.

This is improved property located at 5925 Hitching Post Ln 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 15th day of November, 2013.

Christine L. Connolly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christine L. Connolly, 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 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