THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13110037**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $227,000.00. Affiant Subscribed and sworn to before me, this 6th day of December, 2013. Notary Public My Commission Expires: 07/03/17

BILL GARRETT, Davidson County
Trans:T20130103070 DEEDWARR
Recvd: 12/09/13 15:10 2 pgs
Fees:13.00 Taxes:839.90
20131209-0124972

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

WARRANTY DEED

Address New Owner: Julie Jelf 3316 Cobble Street Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172120B17600CO

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, **Linda E. Alfred, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julie Jelf, an unmarried woman** ("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 Lot 290, PLAN OF SECTION ELEVEN, BRADFORD HILLS, as shown on plat of record in Plat Book 7900, Page 496, 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 Linda E. Alfred, unmarried by Warranty Deed from Sherrill Douglas, unmarried, recorded on the 12th day of December, 2007 in Instrument No. 20071212-0143032, 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 ELEVEN, BRADFORD HILLS, as recorded in Plat Book 7900, Page(s) 496 and Boundary Plat recorded in Plat Book 7900, Page 6 and P.U.D. Boundary Plat of Bradford Hills recorded in Plat Book 7900, Page 6.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 8885, Page 519, Book 8069, Page 170, Book 9065, Page 826, Book 8154, Page 304, Book 8377, Page 769 and Book 8377, Page 808.

Terms and provisions of by-Laws recorded in Book 8071, Page 531.

Charter of Homeowners Association recorded in Book 8071, Page 520.

Easement for Sanitary Sewer and/or Storm Drainage, recorded in Instrument No. 20050627-0073563.

This is improved property located at 3316 Cobble Street 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 6th day of December, 2013.

Linda E. Alfred

Linda E. Alfred

STATE OF Louisiana)
COUNTY OF Lafourche)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Linda E. Alfred, 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 6th day of December, 2013.

Notary Public

My Commission Expires: @death