THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14020157**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $509,900.00. Shanna O'Shea Affiant Subscribed and sworn to before me, this 14th day of February, 2014. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 8, 2014

Davidson County DEEDWARR
Recvd: 02/18/14 10:29 3 pgs
Fees:18.00 Taxes:1886.63
20140218-0013647

WARRANTY DEED

Address New Owner: Parker W. Duncan and Sandra J. Roberts 4103 Dorman Dr Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-01-0C-002.00 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, **Andrew G. Chadwick and Shannon M. O'Shea, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Parker W. Duncan and Sandra J. Roberts, 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 No. 4103, on the Plan of Second Revision of Park Place, a Planned Unit Development of record in Plat Book 4860, Page 124, amended in Book 5050, Page 98, Book 5056, Page 872, Book 5088, Page 360, Book 5151, Page 206, Book 5223, Page 789, Book 5293, Page 838, Book 5302, Page 667, Book 5316, Page 227, Book 5482, Page 252, Book 5614, Page 859, Book 5722, Page 772 and Book 5798, Page 732, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Andrew G. Chadwick and Shannon M. O'Shea, husband and wife by Warranty Deed from Bonnie B. Anderson and Arthur R. Anderson, Jr., wife and husband, recorded on the 19th day of July, 2005 in Instrument No. 20050719-0084047, 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 PARK PLACE, as recorded in Plat Book 4860, Page(s) 115 and Plat Book 4860, Page 124, Book 5050, Page 98, Book 5056, Page 872, Book 5088, Page 360, Book 5151, Page 206, Book 5223, Page 789, Book 5293, Page 838, Book 5302, Page 667, Book 5316, Page 227, Book 5482, Page 252, Book 5614, Page 859, Book 5722, Page 772 and Book 5798, Page 732.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5041, Page 433, Book 9729, Page 54, Book 10491, Page 211 and Book 7565, Page 192.

Charter of Park Place Homeowners Association, Inc. recorded in Book 5052, Page 546.

This is improved property located at 4103 Dorman Dr Nashville TN 37215.

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 14th day of February, 2014.

Andrew G. Chadwick by Shannon O'Shea, Atty. Shannon M. O'Shea

Andrew G. Chadwick by Shannon M. O'Shea, his attorney-in-fact

Shannon M. O'Shea

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shannon M. O'Shea, 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 14th day of February, 2014.

Notary Public

My Commission Expires: _____

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shannon M. O'Shea, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Andrew G. Chadwick, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 14th day of February, 2014.

Notary Public

My Commission Expires: _____

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

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

