File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140022552 DEEDWARR
Recvd: 04/03/14 13:12 2 pgs
Fees: 13.00 Taxes: 1474.27
20140403-0027808

B-CF-14-511A

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $398,450.00.

Rachel Fann
Affiant

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April, 2014.

Diane K. Mann
Notary Public

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kathleen G. Morris (NAME)	**REGIONS BANK DBA REGIONS MTG.** (NAME)	
511A Chesterfield Avenue (ADDRESS)	2050 **PARKWAY OFFICE CIRCLE** (ADDRESS)	**104-10-R-5.00CO**
Nashville, TN 37212 (CITY) (STATE) (ZIP)	**BIRMINGHAM, AL 35244** (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **CHESTERFIELD COTTAGES, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KATHLEEN G. MORRIS, A SINGLE PERSON,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 5, THE CHESTERFIELD, AS SHOWN IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20120627-0056191, AMENDED AT INSTRUMENT NOS. 20121025-0098031, 20121227-0119329 AND 20130125-0008275, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO CHESTERFIELD COTTAGES, LLC BY WARRANTY DEED FROM 511 CHESTERFIELD PARTNERSHIP, RECORDED ON THE 31ST DAY OF MAY, 2012 IN INSTRUMENT NO. 20120531-0047217, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS; COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN RESTRICTIVE COVENANTS RECORDED IN BOOK 675, PAGE 668, BOOK 731, PAGE 425, BOOK 741, PAGE 516 AND INSTRUMENT NOS. 20120627-0056191, 20121025-0098031, 20121227-0119329 AND 20130125-0008275; STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20070409-0041489; EASEMENTS FOR SANITARY SEWER OF RECORD IN BOOK 1129, PAGE 133 AND INSTRUMENT NO. 20070302-0025616; EASEMENT FOR STORM DRAINAGE OF RECORD IN INSTRUMENT 20070409-0041475; CONVEYANCE OF STATE OF TENNESSEE OF RECORD IN BOOK 5028, PAGE 724; EASEMENT FOR SANITARY SEWER RECORDED IN INSTRUMENT NO. 20120827-0076955; EASEMENT FOR WATER LINE OF RECORD IN INSTRUMENT NO. 20120827-0077080 ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is ( ) **unimproved** (X) **improved** property known as **511A Chesterfield Avenue Nashville, Tennessee 37212.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 2nd day of April, 2014.

Chesterfield Cottages, LLC

BY: _____
Andrew Beaird, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 2nd day of April, 2014, before me personally appeared Andrew Beaird, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of Chesterfield Cottages, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of April, 2014.

_____
Notary Public

My Commission Expires:



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212