| WARRANTY DEED<br><br>BILL GARRETT, Davidson County<br>Trans:T20140031610 DEEDWARR<br>Recvd: 05/07/14 12:49 3 pgs<br>Fees:18.00 Taxes:925.00<br>20140507-0039020 | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $250,000.00<br><br>AFFIANT<br>SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF APRIL, 2014.<br><br>NOTARY PUBLIC<br><br>MY COMMISSION EXPIRES 5/30/14 |
|---|---|

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6207 ROCHFORD

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Jeremy Rochford and Charity Rochford | F&M Bank | 161100B19700CO |
| 4816 Enoch Drive | P.O. Box 451 | |
| Nashville, TN 37211 | Clarksville TN 37041 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**BRIAN C. MANDEL AND WIFE, NAOMI B. MANDEL**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**JEREMY ROCHFORD AND CHARITY ROCHFORD, HUSBAND AND WIFE**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 43, VILLAGES OF BRENTWOOD, PHASE ELEVEN, as shown on plat of record in Plat Book 9700, Page 949, 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 Warranty Deed from Bryan F. Thornton, and wife, Meredith Ryan Thornton to Brian C. Mandel, and wife, Naomi B. Mandel as recorded on the 8th day of June, 2012 in Instrument No. 20120608-0050206 and Warranty Deed from Fox Ridge Homes, Inc. to Bryan F. Thornton, unmarried as recorded on the 15th day of September, 2000 in Instrument No. 20000915-0091817, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGES OF BRENTWOOD, PHASE ELEVEN, as recorded in Plat Book 9700, Page(s) 949, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Conditions and Restrictions recorded in Book 6143, Page 11, amended in Book 6398, Page 495, Book 8507, Page 831, Book 11526, Page 579 and Instrument No. 200006060056066 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter recorded at Instrument No. 200006060056067.

f. Agreement for Dedication of Easement recorded in Book 8197, Page 338.

g. Storm Water Detention Agreement recorded in Book 11078, Page 919.

h. Subject to Encumbrance of an Ingress/Egress from Village Way across the deeded property recorded in Book 11076, Page 537, Book 11076, Page 661 and Book 11526, Page 579.

This is improved property known as 4816 Enoch Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 Our hand hand on the 11th day of April, 2014.

Brian C. Mandel

Naomi B. Mandel by Brian C. Mandel attorney in fact

Naomi B. Mandel

By: Brian C. Mandel, Attorney-In-Fact

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Personally appeared before me, a Notary Public of said County and State, BRIAN C. MANDEL ~~AND WIFE,~~ ~~NAOMI B. MANDEL,~~ the within named grantors, with whom I am personally acquainted (or who proved to me his ~~their~~ identity on the basis of satisfactory evidence), and who acknowledged that ~~they~~ he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 11th day of April, 2014.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

**File #: 14-R6207 ROCHFORD**

**RECORD & RETURN TO:**

**VANDERPOOL, PEARMAN & DRUMWRIGHT**

**256 SEABOARD LANE, SUITE G104**

**FRANKLIN, TN 37067**

**STATE OF TENNESSEE** )
**COUNTY OF WILLIAMSON** )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Brian C. Mandel**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Naomi B. Mandel for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Naomi B. Mandel, and is authorized by Naomi B. Mandel to execute this instrument on her behalf.

Witness my hand, this 11th day of April, 2014.

My commission expires: 10/2/17

Notary Public

