Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140038643 DEEDWARR
Recvd: 06/03/14 09:56 2 pgs
Fees:13.00 Taxes:1424.50
20140603-0047673

B-WR-14-620

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 9-19-16 (AFFIX SEAL)

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kate R. Steele and Tom R. Steele	Farmington Mortgage, a division of CapStar Bank	
(NAME) **620 Chesterfield Way**	(NAME) 2002 Richard Jones Road Suite 300A	**104100R02300CO**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **KELLY MANSFIELD, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KATE R. STEELE, UNMARRIED TOM R. STEELE, MARRIED** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 23, The Chesterfield, a Planned Unit Development, as shown of record in Declaration of Covenants, Conditions and Restrictions filed for record Instrument No. 20120627-0056191 and amended in Instrument No. 20121025-0098031 and Instrument No. 20121227-0119329 and Instrument No. 20130125-0008275, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Kelly Mansfield, unmarried by Warranty Deed from Chesterfield Cottages, LLC, recorded on the 20th day of March, 2013 in Instrument No. 20130320-0027467, in the Register's Office of Davidson County, Tennessee. Kelly Mansfield, having since married. Said property was never the marital residence of the within named grantor.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20120627-0056191, as amended at Instrument Nos. 20121025-0098031, 20121227-0119329 and 20130125-0008275, 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).
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 675, Page 668, Book 731, Page 425 and Book 741, Page 516 , 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).
- Charter of The Chesterfield Homeowners' Association, Inc. recorded at Instrument No. 20120731-0067300.
- Storm Water Detention Agreement recorded at Instrument No. 20070409-0041489.
- Easement for Sanitary Sewer, recorded in Book 1129, Page 133 and Instrument No. 20070302-0025616.
- Easement for Storm Drainage, recorded in Instrument No. 20070409-0041475.
- Conveyance to State of Tennessee recorded in Book 5028, Page 724.
- Agreement for Dedication of Easement as set forth in instrument recorded in Instrument No. 20120827-0076955.
- Agreement for Dedication of Easement as set forth in instrument recorded in Instrument No. 20120827-0077080.
- All matters showing in the plat of a survey by J. Alan Cummings, Tenn. RLS No. 2351, Crawford Land Surveyors, P.C., Nashville, Tenn., dated November 18, 2005, and revised August 29, 2006; including without limitation an 8 inch sanitary sewer line crossing the center of the property in a generally Northwest to Southeast direction.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **620 Chesterfield Way, 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 the 29th DAY OF MAY, 2014.

Kelly Mansfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLY MANSFIELD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of May, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212