Davidson County DEEDWARR
Recvd: 06/18/14 15:15 3 pgs
Fees:18.00 Taxes:2765.75
20140618-0053373

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14040665**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $747,500.00. Affiant Subscribed and sworn to before me, this 18th day of June, 2014. Notary Public My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Jennifer L. Thompson and Chad E. Thompson 51 Wyn Oak Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-14-0-G-082.00 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, **Paul A. Alexis and wife, Julia A. Fesmire** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer L. Thompson and Chad E. Thompson, 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 71, WHITWORTH, PHASE 1, as shown on plat of record in Plat Book 7900, Pages 140-144, revised in Book 9274, Page 348, 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 Paul A. Alexis and wife, Julia A. Fesmire by Warranty Deed from Rochford Realty and Construction Co., Inc., a Tennessee corporation, recorded on the 3rd day of June, 1992 in Deed Book 8642, Page 232, 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 WHITWORTH, PHASE 1, as recorded in Plat Book 7900, Page(s) 51, Plat Book 7900, Pages 140-144, revised in Book 9274, Page 348.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 8026, Page 305, Book 8047, Page 243, Book 8282, Page 45, Book 9778, Page 27 and Instrument No. 20100615-0046543.

Terms and provisions of by-Laws recorded in Instrument No. 20020812-0097386.

Charter of Homeowners Association recorded in Book 8090, Page 691 and Book 8283, Page 523.

Easement for Sewer, recorded in Book 3505, Page 338 and Book 3467, Page 194.

Easement for Water Mains and Appurtenances, recorded in Book 7868, Page 959.

Easement for Access, recorded in Book 7762, Page 203.

Conveyance to Homeowners Association for Common Areas and Roadways recorded in Book 9778, Page 29.

Conveyance to Metro for Water and Sewerage Service recorded in Book 8169, Page 479.

This is improved property located at 51 Wyn Oak Nashville TN 37205.

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 18th day of June, 2014.

Paul A. Alexis

Julia A. Fesmire

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul A. Alexis and Julia A. Fesmire, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of June, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014

True Copy Certification

I, Elizabeth J. Smith, 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.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017