WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $755,000.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE, 2014.

Amy C Schleier
Notary Public

MY COMMISSION EXPIRES: 9-11-17

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140045937 DEEDWARR
Recvd: 06/27/14 13:11 2 pgs
Fees:13.00 Taxes:2793.50
20140627-0056548

AMY C. SCHLEIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pamela A. Brown	SunTrust Mtg	Map 117-13-0-B
(NAME) 103 Abbottsford Drive	(NAME) 1001 Semmes Ave RVW 5023	Parcel 102.00 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Richmond VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **STEPHEN M. CHEUVRONT AND WIFE, MARY JO CHEUVRONT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAMELA A. BROWN AND BRUCE COMPAS,** 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 No. 103 on the Plan of Phase One of Abbottsford, a Planned Unit Development of record in Plat Book 6250, pages 419 through 421, as corrected by Surveyor's Certificate of Correction Book 6800, page 164 and amended in Book 6771, page 683, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Stephen M. Cheuvront and wife, Mary Jo Cheuvront, by deed dated September 30, 1993, from Hillsboro Homes, a Tennessee General Partnership composed of John M. Thetford and Robert G. Haley, of record in Book 9102, page 677, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 6250, pages 419 through 421, as corrected by Surveyor's Certificate of Correction Book 6800, page 164 and amended in Book 6771, page 683, said Register's Office; (c) restrictive covenants of record in Book 6478, page 177, Book 6530, page 242 and Book 6537, page 303, said Register's Office; (d) Bylaws of record in Book 8106, page 1, Book 8627, page 254, Book 9381, page 876, Book 10458, page 810, Instrument No. 20010330-0030930, Instrument No. 20010502-0045152, Instrument No. 20010514-0049648, Instrument No. 20131218-0127945, Instrument No. 20131218-0127946 and Instrument No. 20131218-0127949, said Register's Office; (e) Abbottsford HOA Parking Rules of record in Instrument No. 20140307-0019563, said Register's Office; (f) Abbottsford HOA Leasing Rules of record in Instrument No. 20140408-0029142, said Register's Office; (g) easements of record in Book 6555, page 328, Book 1037, page 572 and Book 1286, page 690, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 103 Abbottsford Drive, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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.

SMC
MJC

Witness our hands this 25th day of June, 2014.

Stephen M. Cheuvront

Stephen M. Cheuvront

Mary Jo Cheuvront

Mary Jo Cheuvront

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen M. Cheuvront and Mary Jo Cheuvront, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25th day of June, 2014.

Commission expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public