39B

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31828-06-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $475,900.00. Affiant Subscribed and sworn to before me this 1st day of July, 2014. Notary Public My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner: David J. Pellicane 6315 Chickering Woods Drive Nashville, TN 37215	**Send Tax Bills To:** Farmington Mortgage, a division Of Capstar Bank 2002 Richard Jones, Ste. 300A Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 158 090 A 02400 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, **Jeffrey A. Zeitlin, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David J. Pellicane, an unmarried man** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6315 Chickering Woods Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20140047902 DEEDWARR
Recvd: 07/03/14 15:51 3 pgs
Fees:18.00 Taxes:1760.83
20140703-0059145

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of July, 2014.

Jeffrey A. Zeitlin

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jeffrey A. Zeitlin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the puposes therein contained.

Witness my hand, at office, this 1st day of July, 2014.

Notary Public

My Commission Expires:

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 12-B, together with the appurtenant interest in the common elements of Chickering Woods, a horizontal property regime established by Master Deed, of record in Book 6521, page 647, amended in Book 6912, page 132, and Book 11395, page 823, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 12 on the Plan of Chickering Woods of record in Book 6250, page 380, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey A. Zeitlin and wife, Felice Apolinsky Zeitlin, by quitclaim deed dated April 13, 1989, from Patricia Spicer Carden, Trustee, of record in Book 7841, page 364, Register's Office for Davidson County, Tennessee. The parties divorced by Final Decree of Divorce in Docket No. 99D-1215, Fourth Circuit Court for Davidson County, Tennessee. Felice A. Zeitlin conveyed her interest in subject property to Jeffrey A. Zeitlin by quitclaim deed dated September 3, 1999, of record in Book 11664, page 939, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 158 090 A 02400 CO.
2. Charter of Incorporation of Chickering Woods Homeowner's Association of record in Book 6860, page 41, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Chickering Woods, of record in Book 6521, page 647, amended in Book 6912, page 132 and Book 11395, page 823, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easement for sewer of record in Book 6525, pages 623 and 625, Register's Office for Davidson County, Tennessee.
6. License for private utility of record in Book 6627, page 262, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 6250, page 380, Register's Office for Davidson County, Tennessee.