Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$148,000.00

Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|15th DAY OF July, 2014.

|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 4/20/15
(AFFIX SEAL)

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian R. Caroland 3105 Chambley Court Hermitage, TN 37076	Wilson Bank & Trust 1436 W. Main Street Lebanon TN 37087	08701-O-A-80.00CO

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 acknowledged, we,

Maria D. Toro, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Brian R. Caroland, unmarried

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. 117 on the plan of Chesney Glen, Section Two, of record in Book 9700, Page 434, Register's Office of Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Maria D. Toro and husband, Nerman Jakubovic by Warranty Deed from Beazer Homes Corp, d/b/a Phillips Builders, of record in Book 11071, Page 569, Register's Office 7for Davidson County. Property now vests in Maria D. Toro by Quit Claim Deed from Nerman Jakubovic dated March 24, 1999 of record in Instrument Number 200009130090837, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 9700, Page 434, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 10278, Page 279, amended in Book 10449, Page 215, amended in Book 10449, Page 217, amended in Book 10640, Page 944, and Supplemental (Sec 2) in Book 10528, Page 73, Register's Office for Davidson County, Tennessee.
4) Property is subject to a Stormwater Detention Agreement to Metropolitan Government in Book 10357, Page 915, said Register's Office.
5) Property is subject to a Conveyance for Open Space/Common of record in Book 11577, Page 623, said Register's Office.
6) Property is subject to HOA charter of record in Book 10290, Page 256, said Register's Office.
7) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **3105 Chambley Court, Hermitage, TN 37076**
(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.

Witness my hand(s) this 15 day of July, 2014.

Maria D. Toro

BILL GARRETT, Davidson County
Trans:T20140052812 DEEDWARR
Recvd: 07/22/14 10:36 2 pgs
Fees:13.00 Taxes:547.60

20140722-0064961

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Maria D. Toro, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2014.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076