THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14071358**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $200,000.00. Affiant Subscribed and sworn to before me, this 5th day of August, 2014. Notary Public My Commission Expires: 3/24/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

BILL GARRETT, Davidson County
Trans:T20140058448 DEEDWARR
Recvd: 08/11/14 08:53 2 pgs
Fees:13.00 Taxes:740.00
20140811-0071905

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Krystal Chunaco 1229 Bainbridge Dr Nashville TN 37211	New Owner	Tax Parcel ID No. 161060A10200CO

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, **Erica K. Brown n/k/a Erica Kristen Haggerty, married, and Millie A. McCormick and Tom McCormick, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Krystal Chunaco**, unmarried ("Grantee"), her 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 Unit 102 on the Plan of Oakhill Townhomes, Phase 2, Lot 2, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes of record as Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Erica K. Brown n/k/a Erica Kristen Haggerty , an unmarried woman, and Millie A. McCormick and husband, Tom McCormick by Warranty Deed from Centex Homes, a Nevada general partnership, recorded on the 24th day of February, 2009 in Instrument No. 20090224-0016017, in the Register's Office of Davidson County, Tennessee.

This property was never the marital residence of Erica K. Brown n/k/a Erica Kristen Haggerty.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAKHILL TOWNHOMES, PHASE 2, as recorded in Instrument No. 20070911-0108866 and COUNTRY PLACE recorded in Plat Book 4460, Pages 76 and 77.

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions, Restrictions and Easements recorded in Instrument No. 20070614-0071397 and First Supplemental Declaration to Declaration of Protective Covenants, Conditions, Restrictions and Easements recorded at Instrument No. 20080325-0030014.

Stormwater Detention Agreement recorded at Instrument Nos. 20070205-0014422 and 20070404-0040188.

Quitclaim Deed for Common Area and Open Space recorded at Instrument No. 20080909-0092190.

This is improved property located at 1229 Bainbridge Dr., Nashville, TN 37211

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 5th day of August, 2014.

Erica K Brown n/k/a Erica Kristen Haggerty by Millie A McCormick her attorney in fact

Erica K. Brown n/k/a Erica Kristen Haggerty,
by Millie A. McCormick, her Attorney-in-Fact

Tom McCormick

Millie A. McCormick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Millie A. McCormick, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Erica K. Brown n/k/a Erica Kristen Haggerty n/k/a Erica Kristen Haggerty, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of August, 2014.

Notary Public

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: _____

MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tom McCormick, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of August, 2014.

Notary Public

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: _____

MY COMMISSION EXPIRES SEPTEMBER 9, 2014