(1)

THIS INSTRUMENT PREPARED BY: Chapman & Rosenthal Title, Inc. 2002 Richard Jones Road, Suite 203A Nashville, TN 37215 CRT File No. 140713-OF	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $282,500.00. Affiant Subscribed and sworn to before me, this 8th day of August, 2014. Notary Public My Commission Expires: 3-6-18

JAQUELINE GARCIA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
KAMALDYAL CHOWBAY and CHRISTIE CHOWBAY 3080 Brookview Forest Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 180040B07300CO

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, **Kenneth R. Cupples and Jenny S. Cupples, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **KAMALDYAL CHOWBAY and CHRISTIE CHOWBAY, Husband and Wife**, ("Grantees"), its 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 105, PLAN OF BROOKVIEW FOREST, PHASE II, as shown on plat of record in Instrument No. 20040629-0076755, 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 by Warranty Deed from Brandon P. Stotts and wife, Anna Y. Stotts to Kenneth R. Cupples and Jenny S. Cupples, husband and wife as recorded on the 31st day of May, 2011 in Instrument No. 20110531-0041012 and corrected by Scrivener's Affidavit as recorded on the 12th day of July, 2011 in Instrument No. 20110712-0053250, 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 all years thereafter.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOKVIEW FOREST, PHASE II, as recorded in Instrument No. 20040629-0076755.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20030829-0125803 and 20050505-0050962.

Charter of Homeowners Association recorded at Instrument No. 20030918-0138293.

Easement for Right of Way, recorded in Book 8404, Page 676.

Storm Water Detention Agreement recorded at Instrument No. 20060127-0010521.

This is improved property located at 3080 Brookview Forest Drive Nashville TN 37211

BILL GARRETT, Davidson County
Trans:T20140060198 DEEDWARR
Recvd: 08/15/14 11:13 2 pgs
Fees:13.00 Taxes:1045.25
20140815-0073974

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 8th day of August, 2014.

Kenneth R. Cupples

Jenny S. Cupples

STATE OF Florida)
COUNTY OF Seminole)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kenneth R. Cupples and Jenny S. Cupples, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of August, 2014.

Renee M McMahon

Notary Public

RENEE M MC MAHON
MY COMMISSION # EE145609
EXPIRES November 13, 2015
(407) 398-0153 FloridaNotaryService.com

RENEE M MCMAHON NOTARY PUBLIC STATE