THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14071487**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $152,000.00. Affiant Subscribed and sworn to before me, this 18th day of August, 2014. Notary Public My Commission Expires:

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-11-2017

BILL GARRETT, Davidson County
Trans:T20140062814 DEEDWARR
Recvd: 08/25/14 12:46 2 pgs
Fees:13.00 Taxes:562.40
20140825-0077287

WARRANTY DEED

Address New Owner: Tim Morris 7454 Huntwick Trail Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-06-0-C-013.00 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, **Jack A. Chidester and Anna R. Chidester, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Tim Warren Morris, unmarried**, ("Grantee"), his 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 73-A, DORAL COUNTRY VILLA, SECTION FOUR, as shown on plat of record in Plat Book 5050, Page 61, 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 to Jack A. Chidester and wife, Anna R. Chidester by Warranty Deed from Billie Jean Hicks, a widow, recorded on the 29th day of May, 1991 in Deed Book 8361, Page 125, 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 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 DORAL COUNTRY VILLA, SECTION FOUR, as recorded in Plat Book 5050, Page(s) 61.

Charter of Homeowners Association recorded in Book 5220, Page 112.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing DORAL COUNTRY VILLA, SECTION FOUR Condominium of record in Book 5011, Page 395 , as amended by instrument(s) of record in Book 5157, Page 252 and Book 5157, Page 254; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical,

telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 819 Williamsburg Drive West Nashville TN 37221

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 18th day of August, 2014.

Jack A. Chidester

Jack A. Chidester

Anna R. Chidester

Anna R. Chidester

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jack A. Chidester and Anna R. Chidester, 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 18th day of August, 2014.

Kate Rosenthal

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014