THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14071498**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $230,000.00. Kristie Higdon Affiant Subscribed and sworn to before me, this 29th day of August, 2014. Marie Collins Notary Public My Commission Expires: 12-15-15

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

BILL GARRETT, Davidson County
Trans:T20140066138 DEEDWARR
Recvd: 09/05/14 10:09 2 pgs
Fees:13.00 Taxes:851.00
20140905-0081369

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rachel Brasher 668 Wolfeboro Ln Nashville TN 37221	New Owner SAME	Tax Parcel ID No. 141-05-0A-107.00 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, **Brad Ryan Davis and Blair Cranford Davis, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Rachel M. Brasher, a single woman** ("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 Lot 107, PHASE 1, SECTION 2, AVONDALE PARK, as shown on plat of record in Instrument No. 20081218-0121117, 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 Brad Ryan Davis and Blair Cranford Davis, husband and wife by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded on the 1st day of April, 2009 in Instrument No. 20090401-0029268, 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 PHASE 1, SECTION 2, AVONDALE PARK, as recorded in Instrument No. 20081218-0121117.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20081203-0117452, amended at Instrument Nos. 20090331-0028791 and 20101223-0102254.

Charter of Avondale Park Homeowners Association, Inc. recorded at Instrument No. 20081203-0117350.

Easement for Access, recorded in Instrument No. 20041207-0145662.

Easement for Sewer Line, recorded in Book 7601, Page 400.

Easement for Utilities, recorded in Instrument Nos. 20040204-0013639, 20080818-0084836 and 20040204-0013641.

Easement for Right-of-way, recorded in Book 341, Page 277, Book 350, Page 371, Book 362, Page 561, Book 513, Page 396, Book 787, Page 7 and Book 4193, Page 903.

Easement for Water Line, recorded in Book 5738, Page 832, Book 5738, Page 919, Partial Abandonment recorded at Instrument No. 20080826-0087638.

Easement for Water Main, recorded in Book 840, Page 540 and Book 1237, Page 674.

Easement for Landscape, recorded in Instrument No. 20090414-0033629.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20071002-0117293.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060512-0055867.

Conveyance to Tennessee Valley Authority recorded in Book 4273, Page 280.

Conveyance to USA recorded in Book 4118, Page 694 and Book 4228, Page 635.

This is improved property located at 668 Wolfeboro Ln 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 29th day of August, 2014.

Brad Ryan Davis

Blair Cranford Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brad Ryan Davis and Blair Cranford Davis, 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 29th day of August, 2014.

Notary Public

My Commission Expires: _____

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