Davidson County DEEDWARR
Recvd: 09/29/14 12:31 4 pgs
Fees:23.00 Taxes:780.70
20140929-0089456

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31994-09-2014** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $211,000.00 Affiant Subscribed and sworn to before me this 26th day of September, 2014. Notary Public My Commission Expires NOV. 3, 2015 My Commission Expires:

WARRANTY DEED

Address New Owner: William A. Shipp III 535 Waycross Drive Nashville, TN 37211	**Send Tax Bills To:** Farmington Mortgage 2002 Richard Jones Rd, Ste. 300A Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 118040B11300CO

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, **Jane Ann Davison**,* ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William A. Shipp III**** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*unmarried **unmarried

This is improved property located at 553 Rosedale Avenue, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 26th day of September, 2014.

Jane Ann Davison

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jane Ann Davison**, with whom I am personally acquainted (or 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 26th day of September, 2014.

Notary Public

My Commission Expires:

GERALD C. DAVIDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 113 on the Plan of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20071120-0135916, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Row at Berry Hill Townhomes, for placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20071120-0135916, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to Jane Ann Davison, unmarried, by deed dated March 31, 2008, from Craighead Development, LLC, a Tennessee limited liability company, recorded in Instrument No. 20080403-0033796, the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the Exhibit C of ROW AT BERRY HILL, as recorded in Instrument No. 20071120-0135916 and Consolidation Plat recorded at Instrument No. 20060502-0050289 and Book 2330, Page 24, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
2. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions and By-Laws recorded in Instrument No. 20071120-0135916 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Charter of Homeowners Association recorded at Instrument No. 20071120-0135915.
4. Easement for Utilities, recorded in Instrument No. 20070614-0071114.

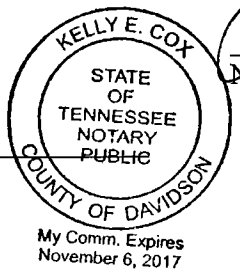
True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My commission expires _____