THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 14092033

STATE OF TENNESSEE)
COUNTY OF DAVIDSON .)

The actual consideration or value, whichever is greater, for this transfer is: $182,500.00.

Affiant

Subscribed and sworn to before me, this 16th day of October, 2014.

Notary Public
My Commission Expires: 10-25-15

DONNA B. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

BILL GARRETT, Davidson County
Trans:T20140081192 DEEDWARR
Recvd: 10/28/14 13:35 2 pgs
Fees:13.00 Taxes:675.25
20141028-0099400

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lauren Chiozza 411 Sloan Road Nashville TN 37209	Franklin Synergy Bank 722 Columbia Avenue Franklin, TN 37064	Tax Parcel ID No. 103-08-0B-411.00-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, **Patrick Powell, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lauren Chiozza, an unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 411, Building "C" of , Parklane Condominiums, Phase IV a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Parklane Condominiums, Phase IV of record in Book 7646, Page 264, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit B to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Patrick Powell, unmarried by deed from Kathleen Tone Brock, married of record in Instrument No. 20130604-0056578 Register's Office for Davidson County, Tennessee, dated May 29, 2013 and recorded on June 04, 2013.

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.

Taxes for the year 2015 a lien, not yet due and payable.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon, and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Parklane Condominiums of record in Book 7376, Page 571, amended in Book 7646, Page 264, Register's Office for Davidson County, Tennessee.

Charter for Parklane Condominiums HOA of record in Book 7710, Page 305 and Book 7895, Page 173, in the Register's Office for Davidson County, Tennessee. By-Laws of record in Book 7376, Page 580, Register's Office for Davidson, County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 411 Sloan Road Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, her 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 16th day of October, 2014.

Patrick Powell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patrick Powell, 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 16th day of October, 2014.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Return to:
REALTY TITLE & ESCROW CO., INC.
3030 Forest Hill-Irene Rd, Ste 100
Germantown, TN 38138
1403038Y