BOX #14
G#26553-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140082075 DEEDWARR
Recvd: 10/31/14 09:10 2 pgs
Fees:13.00 Taxes:1627.99
20141031-0100401

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$439,998.00**

Affiant

Subscribed and sworn to before me, this the 30th day of October, 2014.

Notary Public

My commission expires: 2/13/1

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Miles Preston Quirk and Joyce S. Quirk	**CedarStone Bank**	**104100R03800CO**
606 Chesterfield Way	**900 West Main Street**	
Nashville, TN 37212	**Lebanon, TN 37087**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Aaron Wise and wife, Casey Wise

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Miles Preston Quirk, unmarried, and Joyce S. Quirk, married, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. 38 on the Plan of The Chesterfield, 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 Chesterfield, of record in Instrument No. 20120627-0056191, including without limitation the By-Laws appended thereto, and as amended in Instrument Nos. 20121025-0098031, 20121227-0119329, and 20130125-0008275, Register's Office for Davidson County, Tennessee, 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 Chesterfield, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20120627-0056191 and as amended in Instrument No. 20121025-0098031, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING the same property conveyed to Aaron Wise and wife, Casey Wise, by Warranty Deed dated December 20, 2013, from Chesterfield Cottages, LLC, of record in Instrument No. 20131231-0131223, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as shown on Exhibit "C" of the Declarations of record in Instrument No. 20120627-0056191 and as amended in Instrument No. 20121025-0098031, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions, Liens, Easements, Restrictions, including, but not limited to, easements, assessment, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20120627-0056191, including the Bylaws appended thereto, and amended as Amendment #1 in Instrument No. 20121025-0098031 and Amendment #2 in Instrument No. 20121227-0119329 and Amendment #3 in Instrument No. 20130125-0008275, Register's Office for Davidson County, Tennessee;

3) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 1129, Page 133, Register's Office for Davidson County, Tennessee;

4) Storm Water Detention Agreement of Record in Instrument No. 20070409-0041489, said Register's Office;

5) Restrictive Covenants contained in instrument of record in Book 741, Page 516, in Book 675, Page 668, and in Book 731, Page 425, Register's Office for Davidson County, Tennessee;

6) Agreement for Dedication of Easements for Sanitary Sewer and Appurtenances of record in Instrument No. 20070302-0025616, in Instrument No. 20070419-0041475, in Instrument No. 20120827-0076955, and in Instrument No. 20120827-0077080, Register's Office for Davidson County, Tennessee;

7) Rights of others in and to the use of the common areas/elements;

8) Charter of Chesterfield Cottages, LLC, of record in Instrument No. 20120622-0055064, said Register's Office;

9) Charter of Chesterfield Homeowners Association, of record in Instrument No. 20120731-0067300, said Register's Office; and,

10) Taxes for the current year which have been prorated and paid by the Grantors herein and subsequent years, not yet due and payable.

This is improved property, known as: **606 Chesterfield Way, Nashville, TN 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **30th** day of **October, 2014.**

Aaron Wise

Casey Wise

Casey Wise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Aaron Wise and wife, Casey Wise,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **October, 2014.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17