Davidson County	DEEDWARR
Recvd: 10/31/14 14:30	4 pgs
Fees:23.00 Taxes:774.23	
20141031-0100778	

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. 32025-10-2014** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $209,250.00. Karen Lynn Rees Affiant Subscribed and sworn to before me this 31st day of October, 2014. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Karen Lynn Rees 1403 Hatfield Dr. Franklin, TN 37064	**Send Tax Bills To:** Stearns Lending, LLC 4 Hutton Centre Drive, 10th Floor Santa Ana, CA 92707-8788	**Tax Information:** Map and Parcel No.: 143 020 B 00700 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, **Lucinda C. Belote, now known as Lucinda J. Chaffin, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karen Lynn Rees, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 712 Harpeth Trace Drive, Nashville, TN 37221

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 31st day of October, 2014.

Lucinda J. Chaffin

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lucinda J. Chaffin**, 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 31st day of October, 2014.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of (Revised) Treetops at Harpeth Trace, of record in Plat Book 6250, page 455, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Lucinda C. Belote by deed dated August 23, 2002, from Ralph L. Mellard, Jr., unmarried, of record in Intrument No. 20020826-0102842, Register's Office for Davidson County, Tennessee. By Order of Name Change entered in Docket No. 05P-663, Seventh Circuit Court for Davidson County, Tennessee, Lucinda C. Belote was restored to the use of her maiden name, Lucinda J. Chaffin.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions for Treetops at Harpeth Trace of record in Book 6287, page 417, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
2. Dedication of common area to Treetops at Harpeth Trace Homeowners Association, Inc. of record in Book 6465, page 410, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Treetops at Harpeth Trace Homeowners Association, Inc. of record in Book 8085, page 576, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5360, page 520, Book 5364, page 882, and Book 4889, page 192, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6250, page 455, Register's Office for Davidson County, Tennessee.

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

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
November 6, 2017