THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 14102197**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $294,500.00. Affiant Subscribed and sworn to before me, this 17th day of November, 2014. Notary Public My Commission Expires: 4/19/2017

DEBBIE A MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

BILL GARRETT, Davidson County
Trans:T20140088400 DEEDWARR
Recvd: 11/24/14 14:04 2 pgs
Fees:13.00 Taxes:1089.65
20141124-0108147

WARRANTY DEED

Address New Owner: Timothy F Warren, Sr. and Linda M Warren 1313 W Running Brook Drive Nashville TN 37209	Send Tax Bills To: Pinnacle Bank 150 3rd Ave. S. Suite 900 Nashville, TN 37201	Tax Information: Tax Parcel ID No. 114070B08700CO

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, **Christopher Ryan Galdun, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy F Warren, Sr. and Linda M Warren, Husband and Wife**, ("Grantees"), their 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 75, SECTION THREE, WESTCHASE, as shown on plat of record in Instrument No. 20030807-0112290, 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 Christopher Ryan Galdun, a married man by Warranty Deed from Brian E. Nelson and wife, Leslie Anne D. Nelson, recorded on the 5th day of May, 2008 in Instrument No. 20080505-0046207, in the Register's Office of Davidson County, Tennessee.

Dayna Perkowski joins in this conveyance as spouse of Christopher Ryan Galdun to convey any and all interest she may have in said property.

The execution of this instrument is effected by the signature of Josh Anderson as Attorney-in-fact for Christopher Galdun and Dayna Perkowski, which Power of Attorney is recorded in Instrument No. 20141124-0108146, in said Register's office.

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 2015 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. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20021126-0146387 , 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).
Matters appearing on the plat recorded in Instrument No. 20030807-0112290 and on the Plan of P.U.D. Boundary, Westchase of record in Book 9700, Page 521 and all matters shown on the Survey of H & H Land Surveying, Inc., dated July 24, 1997 and as last revised May 7, 1998 , including, but not limited to, any building setback lines and/or easements lying within the lot(s) described in Schedule "A".
Easement recorded in Book 751, Page 374, Book 787, Page 13 and Book 787, Page 14 (100' TVA).
Agreement for Dedication of Easements for Sanitary Sewer of record in Book 5222, Page 720 and Instrument No. 20021028-0134795 and as shown on the survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.
Agreement for Dedication of Easement for Public Utilities of record in Book 8626, Page 852 and Instrument No. 20021104-0134795 and as shown on said survey.
Rights of ingress and egress to and from a family cemetery as set forth in Section 3 of the Agreement of record in Book 2484, Page 315 and as shown on said survey.
Grant of Easement recorded at Instrument No. 20100219-0012994.
Quitclaim Deed for Open Space recorded at Instrument No. 20060921-0017333.

This is improved property located at 1313 W Running Brook Drive Nashville TN 37209

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 17th day of November, 2014.

Christopher Ryan Galdun by Josh Anderson attorney in fact Dayna Perkowski by Josh Anderson attorney in fact

Christopher Ryan Galdun by Josh Anderson attorney in fact
as Attorney in fact

Dayna Perkowski by Josh Anderson attorney in fact
as Attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Josh Anderson** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Christopher Ryan Galdun and Dayna Perkowski,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 17th day of November, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122