BILL GARRETT, Davidson County
Trans:T20140088774 DEEDWARR
Recvd: 11/25/14 10:41 2 pgs
Fees:13.00 Taxes:1517.00
20141125-0108607

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14102217**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $410,000.00. Affiant Subscribed and sworn to before me, this 19th day of November, 2014. Notary Public My Commission Expires: 5-30-17

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

Address New Owner: Kristin Bollinger and Jonathan Bollinger 5436 Cochran Dr Nashville, TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161010B08800CO

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, **Joshua P. Brinkley and Kimen Brinkley, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristin Bollinger and Jonathan Bollinger, wife and husband**, ("Grantees"), its 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 81, FINAL PLAT OF PHASE TWO, ABERDEEN WOODS, A PLANNED UNIT DEVELOPMENT, as shown on plat of record in Plat Book 9700, Pages 848-849, 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 Joshua P. Brinkley and Kimen Brinkley, husband and wife by Warranty Deed from Deborah R. Whiteside, recorded on the 18th day of June, 2014 in Instrument No. 20140618-0053362, in the Register's Office of Davidson County, Tennessee.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 2, ABERDEEN WOODS, as recorded in Plat Book 9700, Page(s) 848 and 849.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10790, Page 189, amended in Book 11303, Page 555 and Book 11714, Page 843 and Instrument Nos. 200002030011436, 20030221-0023491, 20030221-0023492 and 20030730-0108227.

Charter of Aberdeen Woods Homeowners Association, Inc. recorded in Book 10792, Page 896.

This is improved property located at 5436 Cochran Dr Nashville, TN 37220.

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 19th day of November, 2014.

Joshua P. Brinkley

Kimen Brinkley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua P. Brinkley and Kimen Brinkley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th 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