THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14081710** BILL GARRETT, Davidson County Trans:T20140092548 DEEDWARR Recvd: 12/11/14 08:07 2 pgs Fees:13.00 Taxes:1176.60 20141211-0113270	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $318,000.00. Affiant Subscribed and sworn to before me, this 5th day of December, 2014. Notary Public My Commission Expires: 10/18/16 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matt Adams 1107 Glenview Dr Nashville TN 37206	~~New Owner~~ Access National Mortgage 1900 Robert Fulton Drive #350 Reston, VA 20191	Tax Parcel ID No. 09401016400

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, **Kristen L. Bakevich, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Adams, a married man**, ("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 30, HAYNIE'S CENTRAL PARK PLAN, as shown on plat of record in Plat Book 161, Page 116, 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 Kristen L. Bakevich, unmarried by Warranty Deed from Capital Homes, LP, a Tennessee limited partnership, recorded on the 18th day of September, 2012 in Instrument No. 20120918-0084825, 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 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HAYNIE'S CENTRAL PARK PLAN, as recorded in Plat Book 161, Page(s) 116.

This instrument is executed on behalf of Kristen L. Bakevich by Josh Anderson pursuant to a Power of Attorney executed by Kristen L. Bakevich on November 21, 2014 of record in Instrument No. 20141211-0113269, Register's Office for Davidson County, Tennessee.

This is improved property located at 1107 Glenview Dr Nashville, TN 37206.

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 5th day of December, 2014.

Kristen L. Bakevich by Josh Anderson attorney in fact

Kristen L. Bakevich
by Josh Anderson 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 is the Attorney-in-fact for Kristen L. Bakevich, 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 5th day of December 2014.

Notary Public

My Commission Expires:

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