THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14102200** BILL GARRETT, Davidson County Trans:T20140094352 DEEDWARR Recvd: 12/17/14 10:26 2 pgs Fees:13.00 Taxes:1383.80 20141217-0115310	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $ 374,000.00 Affiant Subscribed and sworn to before me, this 15th day of December 2014. Notary Public My Commission Expires: 11-3-15 BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Michelle E. Mahoney 1013 Saint Andrews Place Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132-01-0-A-003.00 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, **Rose T. Drake, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michelle Mahoney, a single woman**, ("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 3, ST. ANDREWS PLACE, as shown on plat of record in Plat Book 6250, Page 909, 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 Rose T. Drake, unmarried by Warranty Deed from Dana L. Holmes and wife, Barbara J. Holmes, recorded on the 28th day of June, 1993 in Deed Book 8995, Page 218, 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ST. ANDREWS PLACE, as recorded in Plat Book 6250, Page(s) 909.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6856, Page 843 and Book 8627, Page 139 and Instrument Nos. 20120531-0047004 and 20120531-0047005.

Easement for Sewer/Storm Drainage/Water Mains/Pumps/Appurtenances/Force Main, recorded in Instrument No. 20061127-0145857.

Easement for Gas Line, recorded in Book 1848, Page 460.

Easement for Water Rights, recorded in Book 1141, Page 378.

Stormwater Detention Agreement recorded in Book 6737, Page 867.

Conveyance for Water/Sewerage Services recorded in Book 7175, Page 840 and Book 7175, Page 854.

This is improved property located at 1013 Saint Andrews Place Nashville TN 37204

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 15th day of December 2014.

Rose T. Drake

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rose T. Drake, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December 2014.

Nathan L. Powers
Notary Public

My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY