File Box 8

BILL GARRETT, Davidson County
Trans:T20150000240 DEEDWARR
Recvd: 01/02/15 12:28 2 pgs
Fees:13.00 Taxes:784.40
20150102-0000309

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14122555**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $212,000.00. Rachel Farr Affiant Subscribed and sworn to before me, this 30th day of December 2014. Diane K. Mann Notary Public My Commission Expires:

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

WARRANTY DEED

Address New Owner: Whitney Fischer and Ashley Fischer 4817 Bevendean Drive Nashville TN 37211	Send Tax Bills To: Magna Bank 6525 Quail Hollow Rd Suite 300 Memphis, TN 38120	Tax Information: Tax Parcel ID No. 161-09-0A-033.00 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, **Jeff Radabaugh and Diane Radabaugh, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Whitney Fischer, unmarried woman and Ashley Fischer, unmarried woman, Tenants in Common with right of survivorship,** ("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 Townhome Unit No. 4817 aka Lot 43, as set forth in the Master Deed Establishing Brighton Village, Phase 3, a form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080117-0005582 as amended by First Amendment to Master Deed of record as Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee, said Unit also being shown as part of Exhibits "E" and "A" to said Master Deed, as amended.

Being the same property conveyed to Jeff Radabaugh and wife, Diane Radabaugh by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 16th day of April, 2010 in Instrument No. 20100416-0028912, 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.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BRIGHTON VILLAGE of record in Instrument No. 20080117-0005582, as amended by instrument(s) of record in Instrument No. 20080808-0081965, corrected at Instrument No. 20110520-0038914; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument Nos. 20061027-0133575 and 20071121-0136402.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage recorded in Book 7250, Page 908.

Stormwater Detention Agreement recorded at Instrument Nos. 20061027-0133549 and 20071121-0136366.

Agreement regarding sewage soil absorption system as set forth in instrument recorded in Book 7230, Pages 136 and 137.

Matters shown on Boundary & Topographic Survey of the Zachary Rucker, Sr. Property by Hornton & Associates, Inc., Jeffrey K. Kimbro, Tenn, RLS #1756, last revised March 1, 2004, including easements described therein.

Easement for Driveway disclosed in Book 7233, Page 438 and Book 7416, Page 47.

This is improved property located at 4817 Bevendean Drive Nashville TN 37211

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 .

Jeff Radabaugh

Diane Radabaugh

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeff Radabaugh and Diane Radabaugh, 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 .

Nathan L. Powers
Notary Public

My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY