BILL GARRETT, Davidson County
Trans:T20150002425 DEEDWARR
Recvd: 01/12/15 09:26 2 pgs
Fees:13.00 Taxes:610.50
20150112-0002863

RECORD & RETURN TO:

WARRANTY DEED

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $165,000.00.

Affiant

Subscribed and sworn to me on January 7, 2015.

NOTARY PUBLIC

My Commission Expires: 7-30-17

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28132SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kirsten Mitchell 660 Granwood Boulevard Old Hickory, TN 37138	~~NEW OWNER~~ Churchill Mortgage 761 Old Hickory Blvd. #400 Brentwood, TN 37027	063-16-A-045.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **John Rodney Stringer, Jr. and wife, Karen Gupton Stringer**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **Kirsten Mitchell**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

* a single woman

Land in Davidson County Tennessee, being Lot No. 168 on the Plan of Chitwood Downs, of record in Plat Book 6900, page 550-552 as corrected by certificate of correction of record in Book 7462, page 445, Register's Office for Davidson County, Tennessee, to which reference is hereby made or a more complete description.

Being the same property conveyed to John Rodney Stringer, Jr. and wife, Karen Gupton Stringer by Deed dated, July 26, 1991from Chase Construction Company, of record on July 31, 1991 in Book 8409, page 272, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County and Old Hickory City taxes which have which have been prorated by the parties and assumed by the Grantee(s).
2. Declaration of Covenants, Conditions and Restrictions for Hampton Park (formerly known as Chitwood Downs) of record in Plat Book 6900, page 405, and amended in Book 6900, page 550-552, and corrected in Book 7462, page 445, Book 8110, page 401, and amended in Book 8181, page 122, Register's Office for Davidson County, Tennessee, 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 extend such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Declaration of Covenants, Conditions and Restrictions for Hampton Park (formerly known as Chitwood Downs) of record in Plat Book 6900, page 405, and amended in Book 6900, page 550-552, and corrected in Book 7462, page 445, Book 8110, page 401, and amended in Book 8181, page 122, Register's Office for Davidson County, Tennessee, 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 extend such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Declaration of Covenants, Conditions, and Restrictions recorded in Book 7351, page 852 and Book 7451, page 739, and Book 8336, page 393, Register's Office for Davidson County,

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Tennessee, 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 extend such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Articles of Incorporation/Charter of the Homeowners Association of record in Book 8517, page 762 and Book 8833, page 216, Register's Office for Davidson County, Tennessee.
6. Easement granted for utilities of record in Book 8007, page 235, and Book 8657, page 179, Register's Office for Davidson County, Tennessee.
7. Ingress and Egress Easement of record in Book 8739, page 991, Register's Office for Davidson County, Tennessee.
8. Easements for sanitary sewers and/or storm drainage, of record in Book 11030, page 740, Book 11030, page 743 and Book 11030, page 785, Register's Office for Davidson County, Tennessee.
9. The conveyance for open space to Hampton Park Homeowners Association of record in Book 8207, page 276, Register's Office for Davidson County, Tennessee.
10. Easement of record in Book 2247, page 75, Book 7460, page 930 and Book 7489, page 515, Register's Office for Davidson County, Tennessee.
11. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 660 Granwood Boulevard, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 7th day of January, 2015.

John Rodney Stringer, Jr.

Karen Gupton Stringer

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 7, 2015, before me personally appeared John Rodney Stringer, Jr. and Karen Gupton Stringer to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on January 7, 2015.

NOTARY PUBLIC

My Commission Expires: _____

DAVID B. HERBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
David B. Herbert
My Commission Expires
January 11, 2017
STATE OF TENNESSEE