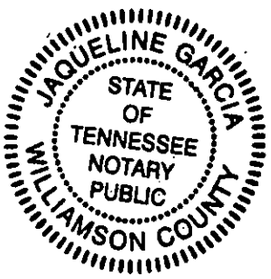
Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $123,000.00

Affiant

Subscribed and sworn to before me, this 11th day of March, 2015.

Notary Public

My commission expires: 3-6-18

BILL GARRETT, Davidson County
Trans:T20150021745 DEEDWARR
Recvd: 03/25/15 11:21 2 pgs
Fees:13.00 Taxes:455.10
20150325-0025604

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rose Morgan	**New Owner**	Map 063-16-B
113 Chitwood Ct.		Parcel 184.00CO
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Melody L. Rife, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rose Morgan, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 266 on the Plan of Hampton Park f/k/a Chitwood Downs, a Planned Unit Development, of record in Plat Book 6900, Pages 550-552, and amended at Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Melody L. Rife, a single woman, by Warranty Deed, from Frances C. Wright, dated May 3, 2002, of record in Instrument No. 20020509-0057067, re-recorded in Instrument No. 20020624-0075714 and Instrument No. 20020829-0104563, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 6900, Page 550-552 and Book 8181, Page 112, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 7351, Page 852 and amended in Book 7451, Page 739 and Book 8336, Page 393, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 7431, Page 204 and amended in Book 8833, page 216, Register's Office for DAVIDSON County, Tennessee.
Articles of Inc. of Homeowners Association of record in Book 8517, Page 762, Register's Office for DAVIDSON County, Tennessee.
Public Utilities Easement of record in Book 8007, Page 235, Register's Office for DAVIDSON County, Tennessee.
Flowage Easement of record in Book 2247, Page 75, Register's Office for DAVIDSON County, Tennessee.
Easement for Ingress and Egress of record in Book 8739, Page 991, Book 7460, Page 930, Book 7489, Page 515, Book 8657, Page 179, and Book 8951, Page 179, Register's Office for DAVIDSON County, Tennessee.
Dedication of Easement of record in Book 8657, Page 179, Register's Office for DAVIDSON County, Tennessee.

Quitclaim Deed to Homeowners Association of record in Book 8207, Page 276, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary Plat of record in Book 6900, Page 405, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 113 Chitwood Ct., 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 that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 11th day of March, 2015.

Melody L. Rife

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Melody L. Rife, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of March, 2015.

Notary Public

SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1-24-17

File #: **140566SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027