THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14091893** BILL GARRETT, Davidson County Trans:T20150021914 DEEDWARR Recvd: 03/25/15 15:33 2 pgs Fees:13.00 Taxes:691.90 20150325-0025804	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $187,000.00. Affiant Subscribed and sworn to before me, this 23rd day of March, 2015. Notary Public My Commission Expires: WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Philip Brooks 601 Old Hickory Blvd #107 Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171030B29000CO

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, **Pamela C. Whelan now known as Pamela Tonini, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Philip Brooks, a single 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 52, PHASE TWO, SECTION SEVEN, TOWNHOMES OF FREDERICKSBURG, as shown on plat of record in Plat Book 9700, Page 957, 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 Pamela C. Whelan, unmarried by Warranty Deed from Kevin Bell and wife, Maggie Melton Bell, recorded on the 1st day of April, 2002 in Instrument No. 20020401-0039251, in the Register's Office of Davidson County, Tennessee.

Property is not primary marital residence of Grantor.

Pamela C. Whelan and Pamela Tonini being one and the same person.

Property address is 601 Old Hickory Blvd #107 Brentwood, TN 37027.

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 TOWNHOMES OF FREDERICKSBURG, PHASE TWO, SECTION SEVEN, as recorded in Plat Book 9700, Page(s) 957.

Covenants, Conditions and Restrictions as recorded in Book 7798, Page 843, Book 8920, Page 65, Book 9500, Page 393, Book 9860, Page 840, Book 10294, Page 850, Book 10393, Page 11, Book 10628, Page 517, Book 11550, Page 531,

Book 10224, Page 683, Book 10126, Page 435 and Book 11682, Page 75 and Instrument Nos. 20000718-0070558 and 20050705-0076596.

Terms and provisions of by-Laws recorded in Book 8920, Page 45, Book 10126, Page 486, Book 10275, Page 959, Book 10694, Page 539, Book 10694, Page 541 and Book 11550, Page 554.

Charter of Homeowners Association recorded in Book 10126, Page 430 and Book 11550, Page 529.

Easement for Cable TV, recorded in Instrument No. 20000516-0049387.

Easement for Sanitary Sewer, Storm Drainage, Water Mains & Appurtenances, recorded in Book 7358, Page 643.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 7993, Page 269.

Easement to Bell South, recorded in Book 10709, Page 143.

Easement recorded in Book 7851, Page 712.

Stormwater Detention Agreement recorded in Book 10357, Page 920.

Conveyance to Homeowners Association recorded in Book 11753, Page 208.

This is improved property located at 601 Old Hickory Blvd #107 Brentwood, TN 37027.

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 23rd day of March, 2015.

Pamela C Whelan NKA Pamela Tonini

Pamela C. Whelan NKA Pamela Tonini

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Pamela C. Whelan NKA Pamela Tonini, 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 23rd day of March, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018