THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15033270** J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $299,900.00. Affiant Subscribed and sworn to before me, this 24th day of March, 2015. Notary Public My Commission Expires: 9/10/18

WARRANTY DEED

Address New Owner: Amanda Dail 1761 Haleys Hope Ct Nashville TN 37209	Send Tax Bills To: Legacy Home Loans, LLC. 4025 Hillsboro Road, Suite 601 Nashville, TN 37215	Tax Information: Tax Parcel ID No. 114-7-B-178.00 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, **John H. Fasig III and Kristina J. Fasig, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amanda Dail**, ("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 131, PLAN OF SECTION SEVEN, ADDITION TO WESTCHASE RS20 Cluster Lot P.U.D, as shown on plat of record in Instrument No. 20051202-0144886, 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 by Quitclaim Deed from Michael D. Fasig, married to John H. Fasig III and Kristina J. Fasig, Husband and Wife as recorded on the 7th day of July, 2010 in Instrument No. 20100707-0053288 and Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes to John H. Fasig, III, married and Michael D. Fasig, married as recorded on the 29th day of December, 2006 in Instrument No. 20061229-0160830, 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 PLAN OF SECTION SEVEN, ADDITION TO WESTCHASE, as recorded in Instrument No. 20051202-0144886 and P.U.D. Boundary Plat recorded in Plat Book 9700, Page 521 and Instrument No. 20040927-0116001.

Cemetery ingress/egress rights to Family Cemetery as set forth in Section 3 of the Agreement recorded in Book 2484, Page 315, and as shown on survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.

BILL GARRETT, Davidson County
Trans:T20150022296 DEEDWARR
Recvd: 03/26/15 15:17 2 pgs
Fees:13.00 Taxes:1109.63
20150326-0026272

100 foot Tennessee Valley Authority Easement recorded in Book 751, Page 374, Book 787, Page 13, Book 787, Page 14, and as shown on survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.

Agreement for Dedication of Easements for Sanitary Sewer as set forth in instrument recorded in Book 5222, Page 720 and Book 5258, Page 261, and as shown on survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.

Agreement for Dedication of Easement for Public Utilities as set forth in instrument recorded in Book 8626, Page 852 and Book 8626, Page 868 and Instrument Nos. 20020411-0045301, 20021104-0134795, 20050509-0052105 and 20050509-0052106, and as shown on survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.

Easement for the flow of a creek as shown on survey of H & H Land Surveying, Inc., dated July 24, 1997, last revised May 7, 1998.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20041020-0126238.

This is improved property located at 1761 Haleys Hope Ct Nashville TN 37209

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 24th day of March, 2015.

John H. Fasig, III by Will Chapman, Attorney in Fact
John H. Fasig III by Will Chapman
Attorney In Fact

Kristina J. Fasig by Will Chapman, Attorney in Fact
Kristina J. Fasig by Will Chapman
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for John H. Fasig, III. And Kristina J. Fasig, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 24th day of March 2015.

J Anderson
Notary Public

My Commission Expires: 9/10/18

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018