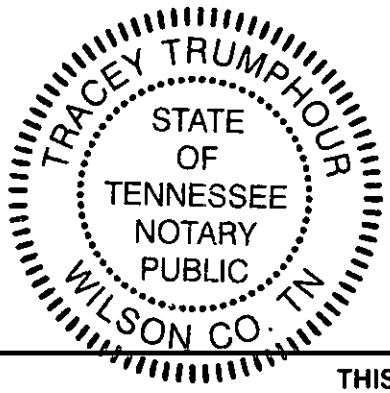
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Travis Chesser | Volunteer State Bank | 096090B05300CO |
| (NAME) | (NAME) | BILL GARRETT, Davidson County |
| 3065 Whitland Crossing Drive | 101 Highway 52 W | Trans:T20150024805 DEEDWARR |
| (ADDRESS) | (ADDRESS) | Recvd: 04/06/15 10:17 2 pgs |
| Nashville, TN 37214 | Portland, TN 37148 | Fees:13.00 Taxes:678.95 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 20150406-0029363 |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Sean M. Patterson and Katie Patterson, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Travis G. Chesser, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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. 3065, Donelson's Place, a Horizontal Property Regime, filed as Exhibit B to and established by the Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20070703-0079564 as amended in Instrument Nos. 20070712-0083113 and 20070816-0098067 & 20101026-0085599, Register's Office for said County, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Subject to the following: (1) Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument No. 200707030079564, as amended of record in Instrument No. 200707120083113, as amended of record in Instrument No. 200708160098067, as amended of record in Instrument No. 201010260085599, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Scrivener's Affidavit to Restrictions of record in Instrument 201011120091023; (2) Stormwater Detention Agreement of record in Instrument 200703020025663; (3) Charter recorded of record in Book 11699, Page 206; (4) Charter of record in Instrument 200707030079444, (5) If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which the improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq. in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3065 Whitland Crossing Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 31st day of March, 2015.

Sean M. Patterson

Katie Patterson

State of Tennessee
County of Wilson

Personally appeared before me Sean M. Patterson and Katie Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of March, 2015.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mt Juliet, TN 37122**