THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15033534** BILL GARRETT, Davidson County Trans:T20150028333 DEEDWARR Recvd: 04/15/15 14:19 2 pgs Fees:13.00 Taxes:1017.50 20150415-0033385	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $275,000.00. Affiant Subscribed and sworn to before me, this 9th day of April, 2015. Notary Public My Commission Expires: 5-9-17 ANGELA JOSTON WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner: Paul Anderson and Jennifer Anderson 216 Westchase Drive Nashville TN 37205-4735	Send Tax Bills To: ~~New Owner~~ F & M Bank P.O. Box 451 Clarksville TN 37041	Tax Information: Tax Parcel ID No. 116030F02100CO

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, **Jeffery A. Stokes and Anna Elizabeth A. Stokes, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Paul Anderson and Jennifer Anderson, Husband and Wife,** ("Grantees"), their 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 Unit No. 216 on the Plan of Phase I, WESTCHASE, of record in Plat Book 5200, Page 578, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Westchase Condominium, a horizontal property regime established by Master Deed of record in Book 6097, Page 266, amended in Book 6112, Page 677, Book 6341, Page 380 and Book 6866, Page 362, said Register's Office.

Being the same property conveyed by Warranty Deed from Ryan E. Crowley, single to Jeffery A. Stokes and Anna Elizabeth A. Stokes, husband and wife, as recorded on the 19th day of May, 2014 in Instrument No. 20140519-0042904 and Warranty Deed from Blake William Henderson, Trustee of the Blake William Henderson Revocable Living Trust Agreement dated March 27, 1995 and amended by First Amendment dated May 7, 2002 to Ryan E. Crowley, as recorded on the 19th day of April, 2007 in Instrument No. 20070419-0046984, 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 PHASE I, WESTCHASE CONDOMINIUM APARTMENTS, as recorded in Plat Book 5200, Page(s) 578.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PHASE I, WESTCHASE CONDOMINIUM APARTMENTS of record in Book 6097, Page 266 , as amended by instrument(s) of record in Book 6112, Page 677, Book 6341, Page 380 and Book 6866, Page 362; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 216 Westchase Drive Nashville TN 37205-4735

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 9th day of April, 2015.

Jeffery A. Stokes by Kate Rosenthal, his Attorney-in-Fact

Anna Elizabeth A. Stokes by Kate Rosenthal, her 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, Kate Rosenthal, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Jeffery A. Stokes and Anna Elizabeth A. Stokes, 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 9th day of April, 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