RETURN TO:
PREMIER ESCROW, LLC.
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150032765 DEEDWARR
Recvd: 04/30/15 10:26 2 pgs
Fees: 13.00 Taxes: 595.70
20150430-0038675

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $161,000.00.

Tyler Kendrick
Affiant

Subscribed and sworn to before me, this the 24th day of April, 2015.

Notary Public

My commission expires:
(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 2, 2017

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tyler K. Kendrick	SAME	**Map 160-14-0-C, Par 019.00CO**
719 Fox Ridge Drive		
Brentwood, TN 37027		

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

Dana Halchak, unmarried, and Richard A. Halcheck and Sherri A. Halchak, husband and wife

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

Tyler K. Kendrick, unmarried, and Elmer Shipley and Shirley Shipley, husband and wife as tenants in common with rights of survivorship

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 719 of the Brentwood Trace Condominiums, Section II, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Brentwood Trace Condominiums, Section II, of record in Book 5818, page 915, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5818, page 915, and amended in Book 5868, page 70, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Brentwood Trace Condominiums, Section II, of record in Book 5200, pages 376 and 377, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Dana Halchak, unmarried, Richard A. Halchak and wife, Sherri A. Halchak, as joint tenants with rights of survivorship, by Deed from Chad Plunk and wife, Allison Plunk, dated June 24, 2010, of record in Instrument No. 20100628-00506328, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

(1) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brentwood Trace Condominiums, Section Two. 2) The Plan of record in Book 5200, Page 376 and 377, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

3) Master Deed of Brentwood Trace Condominiums, Section II, of record in Book 5818, page 915, Register's Office for Davidson County, Tennessee. By-Laws of Brentwood Trace Condominiums Homeowners' Association, Inc., of record in Book 5818, page 925 and amended in Book 5868, page 70, Register's Office for Davidson County, Tennessee.

4) Deed of Conveyance to serve Brentwood Trace Condominiums of record in Book 5878, page 489 , said Register's Office.

5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.

This is improved (__X_) Unimproved (____) property, known as **719 Fox Ridge Drive, Brentwood, TN 37027**

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 **24th** day of **April, 2015.**

Dana Halchak

Richard A. Halchak

Sherri A. Halchak

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Dana Halchak,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **April, 2015.**

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Richard A. Halchak and Sherri A. Halchak,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of April, 2015.

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

Notary Public

My Commission Expires:_____