STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,920.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April, 2015.

Notary Public
MY COMMISSION EXPIRES: 10-2815
File No. G15-1313D

BILL GARRETT, Davidson County
Trans:T20150032859 DEEDWARR
Recvd: 04/30/15 12:52 2 pgs
Fees:13.00 Taxes:617.60
20150430-0038776

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Katrese Pettiford and Chris Garrison, wife and husband (NAME)	SAME (NAME)	59-15-A-127 CO
909 Bordeaux Place (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Albert Booth and Dominique Hicks**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katrese Pettiford and Chris Garrison, wife and husband,** 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:

Land in Davidson County, Tennessee, being Lot No. 41 on the plan of CHATEAU VALLEY, PHASE 4, as shown by plat of record in Instrument No. 20070207-0616366, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jean Humphrey and Albert Booth from Cumberland Builders, Inc., by Deed dated May 30, 2008, as Instrument No. 20080613-0061148, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Dominique Hicks as to a ½ interest from Jean Humphrey by Quit Claim Deed dated August 18, 2009, and as of record in Instrument No. 20141008-0093265, said Register's Office.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7835, page 86 and Instrument No. 20070530-0064197, and in any allied instrument(s) referred to in said restrictions.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20070207-0616366, Register's Office for Davidson County, Tennessee.
4. Storm Water Detention Agreements as recorded in Book 7702, page 428, Book 7702, page 434, Instrument No. 20031010-0150642, and Instrument No. 20070329-0037729, Register's Office for Davidson County, Tennessee.

5. Easement for sanitary sewers/storm drainage, water mains, and appurtenances as recorded in Book 9466, page 749, Register's Office for Davidson County, Tennessee.
6. Dedication of Public Utilities and Drainage Easement as recorded in Instrument No. 20050103-0000576, Register's Office for Davidson County, Tennessee.
7. Right of Way Easement to South Central Bell as recorded in Book 8168, page 660, Register's Office for Davidson County, Tennessee.
8. Deed of Conveyance to Metro Government for sanitary sewers as recorded in Book 8204, page 231 and Book 8377, page 948, Register's Office for Davidson County, Tennessee.
9. Deed of Conveyance to Metro Government for water mains as recorded in Book 8204, page 271, Register's Office for Davidson County, Tennessee.
10. Common Area conveyed to Homeowner's Association of record in Instrument No. 20070621-007414, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 909 Bordeaux Place, Nashville, TN 37207.

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, their heirs and assigns, forever, and we do covenant with 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. Whenever 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 22nd day of April, 2015.

Albert Booth — April 22, 2015
Albert Booth — Date

Dominique Hicks — April 22, 2015
Dominique Hicks — Date

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Albert Booth and Dominique Hicks, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of April, 2015.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY EXPIRES 8-2-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066