THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15043625**	STATE OF TENNESSEE .) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $150,000.00. Affiant Subscribed and sworn to before me, this 6th day of May, 2015. Notary Public My Commission Expires: 3/7/17

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tabitha Bass 3713 Waterford Way Antioch TN 37013	Regions Bank dba Regions Mtg 2050 Parkway Office Circle Birmingham, AL 35244	Tax Parcel ID No. 151-01-0-A-004.00CO

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, **Bette Claire Marrs Wilson, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tabitha J. Bass, unmarried**, ("Grantee"), her 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 No. 4 on the Plan of Chatham Pointe of record in Plat Book 6900, Pages 444 through 447, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BILL GARRETT, Davidson County
Trans:T20150036604 DEEDWARR
Recvd: 05/12/15 10:57 2 pgs
Fees:13.00 Taxes:555.00
20150512-0043373

Being the same property conveyed to David R. Marrs by Warranty deed from John Pratt and wife, Katie M. Pratt and Barbara McLeod, unmarried, of record in Instrument No. 20060605-0065777, Register's Office for Davidson County, Tennessee, dated May 31, 2006 and recorded on June 05, 2006.

David Ross Marrs, now being deceased on March 15, 2015, in 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.

Taxes for the year 2015 a lien, not yet due and payable.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
Subject to all matters shown on the Plan of record in Plat Book 6900, Pages 444 through 447, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7358, Page 656, as amended in Book 7538, page 792, Book 7599, page 812 and Book 8667, page 381, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Chatham Pointe Homeowner's Association, Inc. of record in Book 7597, Page 977, in the Register's Office for Davidson County, Tennessee.

By-Laws of Chatham Pointe Homeowner's Association, Inc. of record in Book 8679, Page 446, in the Register's Office for Davidson County, Tennessee.

Flowage Easement and Roadway Easement of record in Book 3891, Page 476, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County, Tennessee, Department of Water and Sewerage Services of record in Book 7748, Page 440, Book 7748, page 444, Book 7748, page 493, Book 9698, Page 51 and Book 9698, page 104, in the Register's Office for Davidson County, Tennessee.

Deed Conveying Common Area in Book 7683, Page 718, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 3713 Waterford Way Antioch TN 37013

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 6th day of May, 2015.

Bette Claire Marrs Wilson
Bette Claire Marrs Wilson,
Personal Representative of the Estate
of David Ross Marrs

Bette Claire Marrs Wilson
Bette Claire Marrs Wilson, Individually

STATE OF Tennessee)
COUNTY OF Madison)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bette Claire Marrs Wilson, 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 Personal Representative of The Estate of David Ross Marrs, 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 6th day of May, 2015.

Notary Public

My Commission Expires: 12/22/2018

TAMMRA J. CUMMINGS STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

STATE OF Tennessee
COUNTY OF Madison)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bette Claire Marrs Wilson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of May, 2015.

Notary Public
My Commission Expires: 12/22/2018

TAMMRA J. CUMMINGS STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY