THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15043765**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $222,000.00 Affiant Subscribed and sworn to before me, this 5th day of June 2015. Notary Public My Commission Expires: 11/14/18

BONNIE J. CURRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans:T20150044945 DEEDWARR
Recvd: 06/08/15 14:31 2 pgs
Fees:13.00 Taxes:821.40
20150608-0053637

WARRANTY DEED

Address New Owner: Jason M. Quevreaux 1204 Summerview Cove Nashville TN 37221-2333	Send Tax Bills To: New Owner 1204 Summerview Cove Nashville, TN 37221-2333	Tax Information: Tax Parcel ID No. 141-07-0-B-169.00 CO

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, **Jennifer Anne Knapp** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason M. Quevreaux and Jessica C. Quevreaux, Husband and Wife**, ("Grantees"), its 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 174, SOMERSET FARMS, SECTION 4, PHASE 4, as shown on plat of record in Plat Book 9700, Page 658, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jennifer Anne Knapp by Warranty Deed from Merideth J. Ferguson and husband, John E. Ferguson recorded on the 16th day of July, 2003 in Instrument No. 20030716-0099902, 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 SOMERSET FARMS, SECTION 4, PHASE 4, as recorded in Plat Book 9700, Page(s) 658.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 8556, Page 11 and Supplemental (Section 4, Phase 3 & 4) recorded in Book 11443, Page 936.

Charter of Homeowners Association recorded in Book 8235, Page 521 and Book 8584, Page 20.

Easement for the flow of the waters of the Harpeth River, and the rights of the public therein.

Conveyance of Common Area recorded in Book 9101, Page 667.

Conveyance for Open Space recorded at Instrument No. 20001218-0123912.

Shared Fence Agreement recorded at Instrument No. 20030814-0117256.

This is improved property located at 1204 Summerview Cove Nashville TN 37221-2333

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 5th day of June 2015

Jennifer Anne Knapp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Anne Knapp, 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 5th day of June 2015

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018