THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15054118**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,274,000.00. Affiant Subscribed and sworn to before me, this 6th day of July, 2015. Notary Public My Commission Expires: 11-13-18

BILL GARRETT, Davidson County
Trans:T20150054981 DEEDWARR
Recvd: 07/08/15 09:53 2 pgs
Fees:13.00 Taxes:4713.80
20150708-0066050

BEVERLY PARHAM NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Andrew Philip and Mary Comito 205 Hillwood Blvd Nashville TN 37205-1503	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-2-8.00

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, **Carter S. Townsend and Vance Todd Townsend, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Andrew Philp and Mary Comito, 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 Lot No. 3, Block "D" on the Plan of Hillwood Estates Blocks "A" "B" "C" "D" and "E", as of record in Plat Book 1835, Pages 59 and 60, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Carter S. Townsend and Vance Todd Townsend, wife and husband by Warranty Deed from William Mark Lyle Andrews, unmarried, recorded on the 14th day of November, 2012 in Instrument No. 20121114-0104922, 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 HILLWOOD ESTATES BLOCKS "A" "B" "C" "D" AND "E", as recorded in Plat Book 1835, Page(s) 59 and 60.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 7338, Page 212.

Easement for Public Utilities, recorded in Book 1104, Page 117.

This is improved property located at 205 Hillwood Blvd Nashville TN 37205-1503

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 July, 2015.

Carter S. Townsend

Vance Todd Townsend

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carter S. Townsend and Vance Todd Townsend, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018