WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150055353 DEEDWARR
Recvd: 07/09/15 08:28 2 pgs
Fees: 13.00 Taxes: 2294.00
20150709-0066486

G-KD-15-2202

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/8/17

(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON COUNTY, TN STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eric B. Daly	SunTrust	
(NAME)	(NAME)	**105132A00100CO**
2202 11th Avenue South Unit A	901 Semmes Ave RVW5023	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Richmond VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **RANDY E. CHANCE, MARRIED BRYAN A. CHANCE, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ERIC B. DALY, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Unit A of 2202 11th Avenue South Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 2202 11th Avenue South Townhomes, of record in Instrument Number 20141003-0091612, in the Register's Office for Davidson County, Tennessee.

Being a part of the property conveyed to Randy E. Chance, married, and Bryan A. Chance, married, as tenants in common by quitclaim deed from Dowd Development and Design, LLC of record in Instrument No. 20140925-0088365 Register's Office for Davidson County, Tennessee, dated 09/23/2014 and recorded on 09/25/2014. Being a part of the property conveyed to Dowd Development, LLC by warranty deed from Amy Wigger, married, Mike Hammond, married and Buddy Williams, married of record in Instrument No. 20140625-0055610 Register's Office for Davidson County, Tennessee, dated 06/20/2014 and recorded on 06/25/2014

The above referenced property was investment property for the Grantors and has never been used as a principal marital residence.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- HOA Charter of record in Instrument Number 20141008-0093167, in the 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 Instrument Number 20141003-0091612, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 83, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2202 11th Avenue South Unit A, Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 29th DAY OF JUNE, 2015.

Randy E. Chance

Bryan A. Chance by Randy E. Chance, Attorney in Fact

Bryan A. Chance by Randy E. Chance,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th of June, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNFSSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randy E. Chance, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRYAN A. CHANCE, and who acknowledged he executed the same as the free act and deed of the said BRYAN A. CHANCE.

Witness my hand and official seal, this the 29th of June, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNFSSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212