Davidson County DEEDWARR
Recvd: 08/04/15 11:54 2 pgs
Fees:13.00 Taxes:773.30
20150804-0077134

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15074706

GRN-153151

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $209,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of July, 2015.

Notary Public
My Commission Expires: _____

SHELLEY M SMITH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-24-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kayla Gooch 1209 BAINBRIDGE DR Nashville TN 37211-6597	~~New Owner~~ Farmington Mtg. 2002 Richard Jones RD ste 300 A Nashville TN 37215	Tax Parcel ID No. 161-06-0A-092.00 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, **Jeffrey A. Norris and Abigail E. Norris, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kayla Gooch;*** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

* unmarried woman

Land in Davidson County, Tennessee, being Unit No. 92 on the plan of Oakhill Townhomes, Phase 2 Lot 2, as shown on Exhibit "A-1" to the First Supplemental Declaration to the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes of record in Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeffrey A. Norris and Abigail E. Norris, husband and wife by Warranty Deed from Centex Homes, a Nevada general partnership, recorded on the 18th day of July, 2012 in Instrument No. 20120718-0063009, 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 OAK HILL TOWN HOMES, as recorded in Instrument No. 20070911-0108866.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20070614-0071397 and 20080325-0030014.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20070205-0014422 and 20070404-0040188.

Conveyance of open space/common area recorded at Instrument No. 20080909-0092190.

This is improved property located at 1209 BAINBRIDGE DR Nashville TN 37211-6597

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 31st day of July, 2015.

Jeffrey A. Norris

Abigail E. Norris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey A. Norris and Abigail E. Norris, 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 31st day of July, 2015.

Notary Public

My Commission Expires: _____

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

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-26-2019

Shelly M Smith