THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Suite 150** **Brentwood, TN 37027** **CRT File No. 15064514** BILL GARRETT, Davidson County Trans:T20150066350 DEEDWARR Recvd: 08/10/15 14:26 2 pgs Fees:13.00 Taxes:499.50 20150810-0079801	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $135,000.00. Affiant Subscribed and sworn to before me, this 17th day of July, 2015. Notary Public My Commission Expires:

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

WARRANTY DEED

Address New Owner: Omni Community Services 4424 Lavergne Couchville Pike Antioch TN 37013	Send Tax Bills To: NEW OWNER	Tax Information: Tax Parcel ID No.

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, **Robert L Price and Stephanie M. Price** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Omni Community Services, a Tennessee nonprofit**, ("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 No 72 on the Plan of the Final Plat of Hickory Woods Subdivision, Section A, as of record in Plat Book 6900, Page 511, as corrected in Book 7582 Page 167 and in Book 9997, page 844, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for more complete and accurate description of said lot.

Being the same property conveyed to Robert L. Price by Warranty Deed from Johnathan Rogers of record in Instrument No. 20070801-0091190, Register's Office for Davidson County, Tennessee, dated July 24, 2007 and recorded on August 01, 2007.

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.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 511, as corrected in Book 7582 Page 167 and in Book 9997, page 844, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Book 9678, Page 187, as amended in Book 9764, Page 44 and Book 11180, Page 802, 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 for Hickory Woods HOA of record in Book 7587, Page 87 and Book 7876, Page 67, in the Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 9678, Page 213, amended in Instrument Number 20001207-0120450, Instrument Number 20010614-0062710 and Instrument Number 20031010-0150800, Register's Office for Davidson, County, Tennessee.

Rules and regulations of record in Instrument Number 20011015-0111957 and Instrument Number 20010614-0062709, in the Register's Office for Davidson County, Tennessee.

Deed of common areas to HOA of record in Book 9768, Page 923, in the Register's Office for Davidson County, Tennessee.

Easement to Tn. Power Company for TVA lines of record in Book 437, Page 24 & 39, in the Register's Office for Davidson County, Tennessee.

Transmission line easement of record in Book 9623, Page 973, in the Register's Office for Davidson County, Tennessee.

Anchor easement of record in Book 10153, Page 990, in the Register's Office for Davidson County, Tennessee.

Sewer line easement of record in Book 6952, Page 830, Book 6954, Page 24, Book 7145, Page 614, Book 7145, page 518, Book 8169, Page 571 and Book 9790, Page 311, in the Register's Office for Davidson County, Tennessee.

Easement for ingress & egress of record in Book 4725, Page 961, in the Register's Office for Davidson County, Tennessee.

Sewer easement of record in Book 4435, Page 20, in the Register's Office for Davidson County, Tennessee.

Deed on conveyance of record in Book 5055, Page 441, in the Register's Office for Davidson County, Tennessee.

Easement to Nashville Gas Company of record in Book 5897, Page 209, Book 5897, Page 224, Book 5909, Page 9115 and Book 6079, Page 356, in the Register's Office for Davidson County, Tennessee.

Agreement for sewer taps of record in Book 5935, Page 707 - 719, Book 6008, Page 756 and Book 6252, Page 270, in the Register's Office for Davidson County, Tennessee.

Water main easement of record in Book 8169, Page 579, 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 4424 Lavergne Couchville Pike 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, Grantors have executed this instrument on this 10th day of July, 2015.

Robert L. Price
Robert L Price

Stephanie M. Price
Stephanie M. Price

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert L Price and Stephanie M. Price, 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 10th day of July, 2015.

Nathan L. Powers
Notary Public
My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY