Davidson County DEEDWARR
Recvd: 08/19/15 10:56 2 pgs
Fees:13.00 Taxes:856.55
20150819-0083494

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15074885**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$231,000.00~~ 231,500.00 Affiant Subscribed and sworn to before me, this 14th day of August, 2015. Notary Public My Commission Expires: 5-8-18

A. C. HALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

GRN-153237

WARRANTY DEED

Address New Owner: Austin Tutwiler 460 OLD TOWNE DR Brentwood TN 37027-4452	Send Tax Bills To: ~~New Owner~~ Churchill Mortgage Corp. 761 610 Hickory Blvd Ste 400 Brentwood, TN. 37027	Tax Information: Tax Parcel ID No. 160-16-0C-057.00 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, **Daniel J. Mancuso, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Phillip Austin Tutwiler, unmarried man,** ("Grantee"), his 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 Unit 57, THE TERRACES AT BRENTWOOD CHASE, as shown on plat of record in Instrument No. 20001103-0109137, 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 Daniel J. Mancuso an unmarried person by Warranty Deed from Foshea Enterprises, LLC a Tennessee limited liability company, recorded on the 12th day of June, 2003 in Instrument No. 20030612-0081592, 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 THE TERRACES AT BRENTWOOD CHASE, as recorded in Instrument No. 20001103-0109137.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20001214-0123057, 20010119-0005975, 20010328-0029845, 20041206-0144631 and Restrictions recorded at Instrument Nos. 20000531-0053797, 20020308-0029532, 20021202-0147816, 20030110-0004465, 20000531-0053798 and 20150109-0002674.

Terms and provisions of by-Laws recorded in Instrument No. 20001214-0123058.

Charter of Terraces at Brentwood Chase Townhome Association recorded at Instrument No. 20001214-0123056.

Stormwater Detention Agreement as set forth in instrument recorded in Book 11115, Page 281 and Book 11115, Page 286.

Charter of Brentwood Chase Homeowners Association recorded at Instrument No. 20000524-0051842.

This is improved property located at 460 OLD TOWNE DR Brentwood TN 37027-4452

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 14th day of August, 2015.

daniel j mancuso by kate rosenthal his attorney in fact

Daniel J. Mancuso by Kate Rosenthal,
his 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, Kate Rosenthal, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Daniel J. Mancuso, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of August, 2015.

Tara Jones

Notary Public

My Commission Expires: _____

TARA JONES
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

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-20-2019