THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, TN 37215** **CRT File No. 15074764**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $201,900.00. Affiant Subscribed and sworn to before me, this 21st day of August, 2015. Notary Public My Commission Expires: 2/24/18

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

BILL GARRETT, Davidson County
Trans:T20150072398 DEEDWARR
Recvd: 08/26/15 10:47 2 pgs
Fees:13.00 Taxes:747.03

20150826-0086334

WARRANTY DEED

Address New Owner: James Malone and Diana Malone 1526 Hamden Drive Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-06-0A-109.00-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, **Trevor J. Garrett, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Malone and Diana Malone, husband and wife**, ("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 Unit 109 on the plan of Oakhill Townhomes, a Planned Unit Development, Phase 2, Lot 2 as shown as Exhibit "A-1" to the First Supplemental Declaration to the Declaration of Protective Covenants, Conditions Restrictions and Easements for Oakhill Townhomes of record as 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 Trevor J. Garrett, unmarried by Warranty Deed from Matthew P. Robertson, a single person of record in Instrument No. 20121121-0107607 Register's Office for Davidson County, Tennessee, dated November 19, 2012 and recorded on November 21, 2012.

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.

All matters shown on the Plan of record in Book 4460, Page (s) 76 & 77, Register's Office for Davidson County, Tennessee.

All Matters shown on the Boundary Plat of Oakhill Townhomes, Phase 2, Lot 2 and Lot 4, of record in Instrument No. 20070911-0108866, said Register's Office.

All matters shown on the Plan as Exhibit "A-1" as attached to the First Supplement to the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes of record in Instrument Number 20080325-0030014, in the Register's Office for DavidsonCounty, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070614-0071397, Supplemented in Instrument No. 20080325-0030014 and Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee.

Roadway Dedication of record in Book 6749, Page 459, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed to HOA for Open space/common areas in Instrument 20080909-0092190, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreements of record in Instrument Number 20070205-0014422 and Instrument No. 20070404-0040188, in the Register's Office for DavidsonCounty, Tennessee.

A Temporary Construction Easement for ingress and egress, installation, maintenance and improvements of roads of record as Instrument No. 20070720-0086511 and Instrument No. 20070806-0093403, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20121121-0107607 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 1526 Hamden Drive Nashville, TN 37211.

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 21st day of August, 2015.

Trevor J. Garrett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Trevor J. Garrett, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of August, 2015.

Notary Public

My Commission Expires: _____

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