THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15095255**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $498,500.00. Meagan Sprouse Affiant Subscribed and sworn to before me, this 10th day of September, 2015. Nathan L. Powers Notary Public My Commission Expires: 02/26/19

BILL GARRETT, Davidson County
Trans:T20150078056 DEEDWARR
Recvd: 09/14/15 15:22 2 pgs
Fees:13.00 Taxes:1844.45
20150914-0093219

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Patricia Paige Bottom 312 Red Feather Lane Brentwood TN 37027	Send Tax Bills To: Fam BANK 50 FRANKLIN ST. CLARKSVILLE, TN 37040	Tax Information: Tax Parcel ID No. 172-05-0A-031.00-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, **Nathalie L. Maitre, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Patricia Paige Bottom, an unmarried woman**, ("Grantee"), her 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. 31 on the Plan of Final Plat First Revision - Phase Three, Oakmont Subdivision, a Residential Planned Unit Development of record in Plat Instrument No. 20071030-0127754, revising Book 9700, Page 881, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nathalie L. Maitre by Warranty deed from Linda H. Koza and husband, Christian Citera of record in Instrument No. 20100730-0059800 Register's Office for Davidson County, Tennessee, dated July 23, 2010 and recorded on July 30, 2010.

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 9700, Page 881, as revised as Instrument No. 20071030-0127754, Register's Office for Davidson County, Tennessee.

PUD Boundary Plat of record in Book 7900, Page 479, 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 Book 8850, Page 631, as amended in Book 9453, Page 119, Book 11484, Page 619 and Instrument No. 20050616-0069202, 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.

By-Laws of record in Book 8850, Page 656, in the Register's Office for Davidson County, Tennessee.

Charter for HOA of record in Book 8868, Page 942, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed of common areas to HOA of record in Instrument Number 20041208-0146211, in the Register's Office for Davidson County, Tennessee.
Easement Agreement of record in Book 8671, Page 98, Book 8940, page 223 and Book 3637, page 551, in the Register's Office for Davidson County, Tennessee.

Driveway Easement of record in Instrument Number 20000225-0018352 amended in Instrument No. 20000427-0041844, in the Register's Office for Davidson County, Tennessee.

Driveway Easement of record in Instrument Number 20011228-0144104, in the Register's Office for Davidson County, Tennessee.

Restriction of record in Book 4519, Page (s) 841 and 845, in the Register's Office for Davidson County, Tennessee.

Walking Trail Easement of record in Instrument Number 20081210-0119225, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 312 Red Feather Lane Brentwood TN 37027

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 ____ day of September, 2015.

Nathalie L. Maitre

STATE OF Ohio)
COUNTY OF Franklin)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nathalie L. Maitre, 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 10 day of September, 2015.

Notary Public
My Commission Expires: 7-9-17

NOTARIAL SEAL
STATE OF OHIO