THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15085042**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $367,500.00 Affiant Subscribed and sworn to before me, this 17th day of September, 2015. Notary Public My Commission Expires: 11-13-18

BEVERLY PARHAM
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans:T20150080724 DEEDWARR
Recvd: 09/22/15 14:22 2 pgs
Fees:13.00 Taxes:1359.75
20150922-0096391

WARRANTY DEED

Address New Owner: Comelietta T. Gibbs 421 High Point Terrace Brentwood TN 37027-8842	Send Tax Bills To: Sirva Mortgage, Inc 6200 Oak Tree Blvd. Ste 300 Independence OH 44131	Tax Information: Tax Parcel ID No. 181100D00500CO

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, **Joseph F. Begich and Judith Begich, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Comelietta T. Gibbs**, ("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. 5 on the Plan of Jackson Valley Subdivision, Section One, of record in Instrument No. 20070808-0094664, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph F. Begich and Judith Begich, husband and wife by Warranty Deed from Touchstone Builders, Inc., recorded on the 16th day of April, 2012 in Instrument No. 20120416-0032098, 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 JACKSON VALLEY SUBDIVISION, SECTION ONE, as recorded in Instrument No. 20070808-0094664 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions as recorded in Instrument No. 20070322-0035003, Amended and Restated at Instrument No. 20110713-0053717.

Charter of Jackson Valley Homeowners Association, Inc., recorded at Instrument No. 20051007-0121055.

Stormwater Detention Agreement recorded at Instrument No. 20060512-0055724.

This is improved property located at 421 High Point Terrace Brentwood TN 37027-8842

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 17th day of September, 2015.

Joseph F. Begich by Josh Anderson, Attorney in Fact

Judith Begich by Josh Anderson, Attorney in Fact

Joseph F. Begich by Josh Anderson
Attorney in Fact

Judith Begich by Josh Anderson
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, Josh Anderson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Joseph F. Begich and Judith Begich, 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 17th day of September 2015.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066