THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15095286**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $206,000.00. Affiant Subscribed and sworn to before me, this 25th day of September, 2015. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20150082612 DEEDWARR
Recvd: 09/29/15 09:09 2 pgs
Fees:13.00 Taxes:762.20
20150929-0098606

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

WARRANTY DEED

Address New Owner: Joseph J Kochelek and Crystal L Kochelek 1525 Andchel Drive Hermitage TN 37076-2881	Send Tax Bills To: Regions 2050 Parkway Cr. Birmingham, AL 35244	Tax Information: Tax Parcel ID No. 086-08-0-018.00

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, **DeLisa M. Duckworth, an unmarried person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph J Kochelek and Crystal L Kochelek, Husband and Wife**, ("Grantees"), their 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. 330 on the Plan of Final P.U.D. Plan of Phase I, Camden Woods of record in Plat Book 6900, Page (s) 697 and 698, 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 DeLisa M. Duckworth, an unmarried person by Warranty deed from Joseph S. Earhart, III and wife, Lisa McDaniel Earhart, of record in Instrument No. 20021001-0118977, Register's Office for Davidson County, Tennessee, dated September 20, 2002 and recorded on October 01, 2002.

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(s) 697 and 698, 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 7620, Page 561, Book 7657, Page 580, Book 7675, Page 926, Book 9035, Page 729, Book 9036, Page 329, Book 9231, Page 737, Instrument No. 20080924-0096976, Instrument No. 20120904-0079787, Instrument No. 20120904-0079788 and Instrument Number 20140707-0059383 and Instrument Number 20140707-0059384, 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 of Camden Woods Homeowners Association, Inc. of record in Book 7661, Page 32, in the Register's Office for Davidson County, Tennessee.

By-Laws of Camden Woods Homeowners Association, Inc. of record in Book 7620, Page 583 in the Register's Office for Davidson County, Tennessee.

Quitclaim deed of common area of record in Book 7783, Page 585, 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 1525 Andchel Drive Hermitage TN 37076-2881

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 24 day of September, 2015.

DeLisa M. Duckworth

STATE OF Texas)
COUNTY OF Harris)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DeLisa M. Duckworth, 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 24 day of September, 2015.

GUISELA J. ORELLANA
Notary Public
STATE OF TEXAS
My Comm. Exp. 06-24-19

Notary Public
My Commission Expires: 6/24/19