THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15095325** BILL GARRETT, Davidson County Trans:T20150087610 DEEDWARR Recvd: 10/14/15 13:39 2 pgs Fees:13.00 Taxes:1539.20 20151014-0104576	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $416,000.00. Affiant Subscribed and sworn to before me, this 12th day of October, 2015. Notary Public My Commission Expires: _____ TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Ross A McCulloch and Pamela M McCulloch 1509 Eastover Place Old Hickory TN 37138-1989	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 064030B14200CO

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, **Janet Fedorowich f/k/a Janet L Hendrixson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ross A McCulloch and Pamela M McCulloch, 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. 117 on the Plan of Final Plat of Phase Ten Section Two, Brandywine Pointe (A Planned Unit Development) of record in Plat Book 9700, Page 218, 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 Janet L. Hendrixson by Quitclaim deed from Radley N. Hendrixson of record in Instrument No. 20081020-0105364 Register's Office for Davidson County, Tennessee, dated October 16, 2008 and recorded on October 20, 2008.

Michael Fedorowich joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Janet Fedorowich f/k/a Janet L Hendrixson.

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 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 218, 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 8120, Page 170, amended in Book 8671, Page 484, Book 9010, Page 627, Book 10160, Page 241, 10721, Page 835., 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.

DCCR's for Brandywine Pointe Dock Association, Inc. of record in Book 8695, Page 379, Book 9145, Page 957, Book 9576, Page 846, Book 9776, Page 427, Book 10447, Page 711, Book 10684, Page 324, in the Register's Office for Davidson County, Tennessee.

Brandywine Pointe Community Association, Inc. Ground Lease of record in Book 9128, Page 615, in the Register's Office for Davidson County, Tennessee.

Non-Exclusive Easement for Parking, Ingress and Egress / Brandywine Pointe Dock Association, Inc of record in Book 11108, Page 555, in the Register's Office for Davidson County, Tennessee.

Drainage Easement / Brandywine Pointe Community Association, Inc. of record in Book 11150, Page 114, 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 1509 Eastover Place Old Hickory TN 37138-1989

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 9th day of October, 2015.

Janet Fedorowich f/k/a Janet L Hendrixson

Michael Fedorowich

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Janet Fedorowich f/k/a Janet L Hendrixson and Michael Fedorowich, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of October, 2015.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018