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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15095464** KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017 Return to: Advantage Title and Escrow, Inc 3325 Aspen Grove Dr Suite 104 Franklin, TN 37067	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $392,500.00. Affiant Subscribed and sworn to before me, this 2nd day of November, 2015. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Paige E. Hill 5504 BROOKSHIRE DR Nashville TN 37211-6729	New Owner	Tax Parcel ID No. 172100A00200CO

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, **Robert C. Cleland and Sue Cleland, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paige E. Hill**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 2 on the Plan of Brentwood Cove, Revision 3, of record by Instrument No. 200102010009801, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert C. Cleland and wife, Sue Cleland by Warranty Deed from Southeastern Building Corporation, recorded on the 28th day of February, 2002 in Instrument No. 20020228-0025715, 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 BRENTWOOD COVE, REVISION 3, as recorded in Instrument No. 20010201-0009801.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20000427-0041952.

Easement for Sanitary Sewer, recorded in Instrument No. 20000201-0010289.

Storm Water Detention Agreement recorded in Instrument No. 20000908-0089128.

This is improved property located at 5504 BROOKSHIRE DR Nashville TN 37211-6729

BILL GARRETT, Davidson County
Trans:T20150094110 DEEDWARR
Recvd: 11/04/15 12:31 2 pgs
Fees:13.00 Taxes:1452.25
20151104-0112468

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 2nd day of November, 2015.

Robert C. Cleland

Sue Cleland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert C. Cleland and Sue Cleland, 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 2nd day of November, 2015.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018