WARRANTY DEED

TAREE L. RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November 2015

Notary Public:

MY COMMISSION EXPIRES: 1-24-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Avis Brown-Adkins	New owner	Parcel ID:
5852 Monroe Xing		163160A04300CO
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Chiara M. Freeman, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Avis Brown-Adkins, a single person
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 143 on the Plan of Phase One, Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument 20040218-0018388 * - Exhibit "A-1", Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.
* revised in Instrument No. 20080729-0077387

BEING the same property conveyed to Chiara M. Freeman by deed from Centex Homes, of record in Instrument 20050811-0095378, dated August 9, 2005, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20031119-0168785 amended in Instrument 20050609-0066104; 20060825-0105504; and 20080812-0082993, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20040218-0018388 *, said Register's Office.
* revised in Instrument No. 20080729-0077387

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5852 Monroe Xing, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30 day of November 2015.

Chiara M. Freeman

BILL GARRETT, Davidson County
Trans: T20150103983 DEEDWARR
Recvd: 12/09/15 11:34 2 pgs
Fees: 13.00 Taxes: 392.20
20151209-0123930

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STATE OF IL
COUNTY OF COOK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chiara M. Freeman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30TH day of NOVEMBER, 2015.

My Commission Expires: 8-4-18

Derrick D. Dowdell
Notary Public

DERRICK I. DOWDELL
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
August 04, 2018