THIS INSTRUMENT PREPARED BY: Chapman & Rosenthal Title, Inc. 2002 Richard Jones Road, Suite 203A Nashville, TN 37215 CRT File No. 15115958	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $119,000.00. Affiant Subscribed and sworn to before me, this 29th day of December, 2015. Notary Public My Commission Expires: 01-09-2016

JENNIFER CHANDLER COLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/07/16 09:32 3 pgs
Fees:18.00 Taxes:440.30
20160107-0001498

WARRANTY DEED

Address New Owner: Doris Elaine Drew 531 BRADBURN VILLAGE CIR Antioch TN 37013-1991	Send Tax Bills To: New Owner c/o US Bank NA 4801 Frederica street Owensboro, KY 42301	Tax Information: Tax Parcel ID No. 164060B01600CO

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, **Alison T. Minotti, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Doris Elaine Drew**, ("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 Unit No. 16 on the plan of The Townhomes of Bradburn Village, as shown on Exhibit "A-1" of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20070817-0098536, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alison T. Minotti, a single woman by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, recorded on the 19th day of December, 2007 in Instrument No. 20071219-0145723, 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 2016 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 THE TOWNHOMES OF BRADBURN VILLAGE, as recorded in Instrument No. 20070817-0098536 (Exhibit A-1)

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20060816-0101099, amended at Instrument No. 20070717-0084884, amended and restated at Instrument No. 20070817-0098536 and amended at Instrument No. 20121109-0103798

Charter of The Townhomes of Bradburn Village Homeowners Association, Inc. recorded at Instrument No. 20060823-0103546.

Easement for Colonial Pipeline Company, recorded in Book 3670, Page 396, Book 4579, Page 913 and Book 3644, Page 317.

Easement for Transmission Line, recorded in Instrument No. 20020909-0109148 and referenced in Book 5799, Page 662.

Conveyance of common area recorded at Instrument No. 20060823-0103545.

This is improved property located at 531 BRADBURN VILLAGE CIR Antioch TN 37013-1991

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 29th day of December, 2015.

Alison T. Minotti

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alison T. Minotti, 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 29th day of December, 2015.

Notary Public

My Commission Expires: 7/24/2017

SHARON DA VITORIA
Notary Public, State of Florida
Commission # FF 37663
My comm. expires July 18, 2017

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer C. Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J. Rucker
Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

