WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: March 23, 2019
(AFFIX SEAL)

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

G-VRES-15-701-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Darren Tyson	NEW OWNER	
(NAME)	(NAME)	**104-10-0R-027.00-CO**
701 Chesterfield Way	701 Chesterfield Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212-4031	Nashville, TN 37212-4031	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JENNIFER MILOSE, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DARREN TYSON, MARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 27, The Chesterfield, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20120627-0056191, as amended in Instrument Nos. 20121025-0098031, Instrument No. 20121227-0119329 and Instrument No. 20130218-0008769, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jennifer Milose, unmarried by Warranty deed from Chesterfield Cottages, LLC of record in Instrument No. 20130523-0052120 Register's Office for Davidson County, Tennessee, dated May 17, 2013 and recorded on May 23, 2013.

This conveyance is subject to:

- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 201206270056191, amended in Instrument No. 201210250098031, Instrument No. 201212270119329 and Instrument No. 201301250008275, Register's Office for Davidson County, Tennessee.
- Charter of The Chesterfield Homeowners Association of record in Instrument Number 20120731-0067300, in the Register's Office for DavidsonCounty, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and Appurtenances of record in Instrument Number 20070302-0025616 and in Instrument No. 20120827-0076955, in the Register's Office for DavidsonCounty, Tennessee.
- Agreement for Dedication of Easement for Storm Drainage and Appurtenances of record in Instrument Number 20070409-041475, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20070409-0041489, in the Register's Office for DavidsonCounty, Tennessee.
- Agreement for Dedication of Easement for Water Lines and Appurtenances of record in Instrument Number 20120827-0077080, in the Register's Office for DavidsonCounty, Tennessee.
- Sanitary Sewer Easement granted to the City of Nashville of record in Book 1129, Page 133, in the Register's Office for Davidson County, Tennessee.
- Conveyance to State of Tennessee of record in Book 5028, Page 724, in the Register's Office for Davidson County, Tennessee.
- Conveyance to State of Tennessee of record in Book 675, Page 668, Book 731, Page 425 and Book 741, Page 516, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20130523-0052120 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **701 Chesterfield Way , Nashville, Tennessee 37212-4031**.

BILL GARRETT, Davidson County
Trans:T20160007954 DEEDWARR
Recvd: 01/29/16 12:26 2 pgs
Fees:13.00 Taxes:1776.00

20160129-0008871

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 28th DAY OF JANUARY, 2016.

Jennifer Milose

Jennifer Milose

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of January, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212