THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15126169**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $485,000.00. Nancy Enoch Affiant Subscribed and sworn to before me, this 29th day of January, 2016. Notary Public My Commission Expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TN

PREPARED BY: RETURN TO: ESCROW CORP

BILL GARRETT, Davidson County
Trans:T20160008833 DEEDWARR
Recvd: 02/02/16 10:05 2 pgs
Fees:13.00 Taxes:1794.50
20160202-0009928

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Emily Bigelow 618 CHESTERFIELD WAY Nashville, TN 37212-4000	New Owner	Tax Parcel ID No. 104100R03200CO

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, **Marshall Alexander, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily C. Bigelow and Nancy N. Culver, joint tenants** ("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 32, The Chesterfield, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20120627-0056191, amended in Instrument No. 20121025-0098031, 20121227-00119329, and 20130125-0008275 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 Marshall Alexander, unmarried by Warranty Deed from Chesterfield Cottages, LLC, recorded on the 24th day of June, 2013 in Instrument No. 20130624-0064788, in the Register's Office of Davidson County, Tennessee.

Laura Alexander joins in the signing of this instrument to convey any marital interest she may have in the subject property.

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.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 675, Page 668, Book 731, Page 425, Book 741, Page 516 and Instrument Nos. 20120627-0056191, 20121025-0098031, 20121227-0119329 and 20130125-0008275.

Easement for Sanitary Sewer, recorded in Book 1129, Page 133 and Instrument No. 20070302-0025616.

Easement for Storm Drainage, recorded in Instrument No. 20070409-0041475.

Easement for Water Line recorded at Instrument No. 20120827-0077080.

Easement for Sanitary Sewer recorded at Instrument No. 20120827-0076955.

Storm Water Detention Agreement recorded at Instrument No. 20070409-0041489.

Conveyance to State of Tennessee recorded in Book 5028, Page 724.

This is improved property located at 618 CHESTERFIELD WAY Nashville, TN 37212-4000.

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 January, 2016.

Marshall Alexander

Laura Alexander

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marshall Alexander and Laura Alexander, 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 29th day of January, 2016.

Notary Public

NICHOLAS S. AKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2019

My Commission Expires: _____