THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 15064459**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $230,800.00. Affiant Subscribed and sworn to before me, this 1st day of March, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160017000 DEEDWARR
Recvd: 03/02/16 09:03 2 pgs
Fees:13.00 Taxes:853.96
20160302-0019696

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: John Bunting and Sherron Bethune-Bunting 313 SHADY CREEK LN Nashville, TN 37211-6739	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-13-0B-313.00 CO

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, **Siby J. Alakkatt, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Bunting and Sherron Bethune-Bunting, husband and wife**, ("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. 313 on the plan of Creekside, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0013611 as amended in Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021 Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Siby J. Alakkatt, an unmarried man by Warranty Deed from Pulte Homes Tennessee, Limited Partnership, Nevada Limited Partnership, recorded on the 4th day of May, 2006 in Instrument No. 20060504-0051817, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Instrument No. 20040702-0079260 (Exhibit "C").

Charter of Creekside of Brentwood Homeowners Association, Inc. recorded at Instrument No. 20041217-0150431.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CREEKSIDE of record in Instrument No. 20040702-0079260, as amended by instrument(s) of record in Instrument Nos. 20050204-0013611, 20050329-0034131 and 20050822-0100021.

Easement for Access and Grading, recorded in Instrument No. 20040305-0025838.

Easement for Access and Utility, recorded in Instrument No. 20040305-0025839.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 7250, Page 755 and Book 7250, Page 758.

Easement for Water Mains, recorded in Book 6408, Page 486.

This is improved property located at 313 SHADY CREEK LN Nashville, TN 37211-6739.

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 1st day of March, 2016.

Siby J. Alakkatt

STATE OF Massachusetts)

COUNTY OF Middlesex)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Siby J. Alakkatt, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2016.

Notary Public

My Commission Expires: 04/15/22

JOCELYN COTE
NOTARY PUBLIC
My Commission Expires on 4/15/2022
COMMONWEALTH OF MASSACHUSETTS