Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 16026563

BILL GARRETT, Davidson County
Trans:T20160021372 DEEDWARR
Recvd: 03/16/16 08:33 2 pgs
Fees:13.00 Taxes:795.50
20160316-0024723

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $215,000.00.

M.J. Nark
Affiant

Subscribed and sworn to before me, this 11th day of March, 2016.

Notary Public
My Commission Expires: 10-23

THOMAS BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Colleen Curran 1534 HAMDEN DR Nashville, TN 37211-5876	~~New Owner~~ Franklin Synergy Bank 722 Columbia Ave Franklin TN 37064	Tax Parcel ID No. 161-6-A-15.00 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, **Ann Mullins, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Colleen Curran,** unmarried ("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. 15 on the plan of Oakhill Townhomes, Phase 1, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes of record in Instrument Number 20070614-0071397, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ann Mullins, unmarried by Warranty Deed from Cherry Wood and Elliott R. Wood, wife and husband, recorded on the 11th day of March, 2013 in Instrument No. 20130311-0023634, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAK HILL TOWN HOMES, PHASE 1, as recorded in Instrument No. 20070705-0080241.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20070614-0071397, 20080325-0030014 and 20080709-0070601.

Stormwater Detention Agreement recorded at Instrument Nos. 20070205-0014422 and 20070404-0040188.

Quitclaim Deed to Homeowners Association for common area and open space recorded at Instrument No. 20080909-0092190.

This is improved property located at 1534 HAMDEN DR Nashville, TN 37211-5876.

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 11th day of March, 2016.

Ann Mullins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ann Mullins, 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 11th day of March, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018