THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16036950**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $165,000.00 Affiant Subscribed and sworn to before me, this 4th day of April, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160028398 DEEDWARR
Recvd: 04/07/16 13:46 2 pgs
Fees:13.00 Taxes:610.50
20160407-0033494

NATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Caleb R. Darnell 3100 Chambley Court Hermitage TN 37076-4432	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 087-01-0A-060.00 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, **Ronald Bergeron, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Caleb R. Darnell, an unmarried man**, ("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 Lot(s) 111, as shown on the map entitled Section 1A, Chesney Glen, of record in Plat Book 9700, page 288, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RONALD BERGERON, A SINGLE PERSON, by deed from SANDRA L. STRUENING, UNMARRIED, of record in Instrument No. 20141107-0103297, dated October 31, 2014, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 087-01-0A-060.00 CO.

Davidson County taxes for 2015, Map-Par. 087-01-0A-060.00 CO, $1,318.47, Paid.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 9700, page 288, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 10278, page 279,

amended in Book 10449, page 215, Book 10449, page 217 and Book 10640, page 944, said Register's Office.

Declaration of Drainage Easement of record in Book 11064, page 911, said Register's Office.

Informational Note: The chain of title reveals the following deeds to grantees, who have owned said premises for the last 24 months, other than the instrument(s) referred to in Schedule A, Item 5 herein:

Deed of record in Book 10811, page 522, dated February 24, 1998, said Register's Office.

This is improved property located at 3100 Chambley Court Hermitage TN 37076-4432

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 4th day of April, 2016.

Ronald Bergeron

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ronald Bergeron, 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 4th day of April, 2016.

Notary Public

My Commission Expires: _____

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