WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160055377 DEEDWARR
Recvd: 06/29/16 10:23 2 pgs
Fees:13.00 Taxes:1868.50
20160629-0066266

P-VRES-16-611-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Family Trust of Mitchell L. Taubin and Dawn McElwaine Taubin	new owner	
(NAME)	(NAME)	**104-10-R-9.00CO**
611 Chesterfield Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DALLAS BREWER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MITCHELL L. TAUBIN AND DAWN MCELWAINE TAUBIN, TRUSTEES OF THE FAMILY TRUST OF MITCHELL L. TAUBIN AND DAWN MCELWAINE TAUBIN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 No. 9 on the Plan of The Chesterfield, a Planned Unit Development, as shown of record in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20120627-0056191, Amended in Instrument No. 20121025-0098031, Instrument No. 20121227-0119329 and Instrument No. 20130125-0008275, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dallas Brewer by Quitclaim Deed from Larry Reeves and Dallas Brewer, recorded October 27, 2015 in Instrument No. 20151027-0109147 and being the same property conveyed to Larry Reeves and Dallas Brewer, as tenants in common, by Warranty Deed from Chesterfield Cottages, LLC, recorded January 30, 2013 in Instrument No. 20130130-0009837, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Covenants, Conditions and Restrictions of record in Instrument No. 20120627-0056191, amended in instrument Nos. 20121025-0098031, 20121227-0119329 and 20130125-0008275;
- Restrictive Covenants of record in Book 741, Page 516, Book 675, Page 668 and Book 731, Page 425;
- HOA Charter of of record in Instrument Nos. 20120622-0055064 and 20120731-0067300;
- Agreement for Dedication of Easement for Sanitary Sewers and/or Appurtenances of record in Instrument Nos. 20070302-0025616, 20070419-0041475 and 20120827-0076955;
- Agreement for Dedication of Easement for Water Lines and/or Appurtenances of record in Instrument No. 20120827-0077080;
- Sanitary Sewer Easement of record in Book 1129, Page 133;
- Storm Water Detention Agreement of record in Instrument No. 20070409-0041489, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **611 Chesterfield Way, Nashville, Tennessee 37212**.

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 24th DAY OF JUNE, 2016.

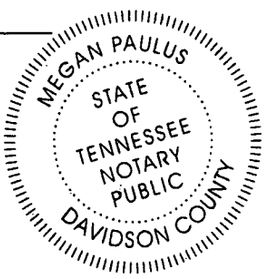
Dallas Brewer by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DALLAS BREWER, and who acknowledged he/she/they executed the same as the free act and deed of the said DALLAS BREWER.

Witness my hand and official seal, this the 24th of June, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)



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