WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160066797 DEEDWARR
Recvd: 08/03/16 10:38 2 pgs
Fees: 13.00 Taxes: 573.50
20160803-0080178

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $155,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF JULY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7-16-18

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2231B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jordanne M. Calvin and Jeffrey L. Clavin	CMG Mortgage, INC	135-12-0B-053.00-CO
2054 Nashboro Boulevard	3160 Crow Canyon Rd #400	
Nashville, TN 37217-3869	San Ramon, CA 94583	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CHRISTOPHER K. CHAN, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JORDANNE M. CALVIN AND JEFFREY L. CLAVIN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A 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. 53 on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village-Tract 7, of record in Plat Book 11700, Pages 49 and 50, which amends the plat of record in Plat Book 4660, Page 156, 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 Christopher K. Chan by Warranty deed from NVR, Inc., a Virginia corporation, trading as Fox Ridge Homes of record in Instrument No. 20020404-0041478 Register's Office for Davidson County, Tennessee, dated March 14, 2002 and recorded on April 04, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

All matters shown on the Plat of record in Plat Book 11700, pages 49 and 50, which amends the Plat of record in Plat Book 4660, Page 156, Register's Office for Davidson County, Tennessee.

Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 11703, Page 520; Book 4827, Page 14; Book 5469, Page 840; Book 7751, Page 907 and Instrument No. 20000316-0027171, Instrument No. 20000627-0063887 and Instrument No. 20010322-0027768, Register's Office for Davidson County, Tennessee, and in any allied instrument(s) referred to in said restrictions.

By-Laws of record in Book 11703, Page 560, Register's Office for Davidson County, Tennessee.

Charter for Homeowner's Association of record in Book 11703, Page 518, Register's Office for Davidson County, Tennessee.

QuitClaim Deed for common areas to Homeowner's Association of record in Instrument No. 20001010-0100360, Register's Office for Davidson County, Tennessee.

Easement(s) of record in Book 8870, Page 887, Register's Office for Davidson County, Tennessee.

Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4868, Page 74 and Book 4815, Page 425, Register's Office for Davidson County, Tennessee.

Easement for Cart Path of record in Book 10110, Page 860, Register's Office for Davidson County, Tennessee.

Judgement of Declaration of taking for J. Percy Priest Dam, of record in Book 4254, Page 410, Register's Office for Davidson County, Tennessee.

Public Right-of-Way Dedication of record in Book 4460, Pages 149-151, Register's Office for Davidson County, Tennessee.

Memorandum of Lease of record in Book 10690, Page 327, Register's Office for Davidson County, Tennessee.

Easement(s) of record in Instrument No. 20001012-0101575, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20010314-0024179, Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20020404-0041478 in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 2054 Nashboro Boulevard, Nashville, TN 37217-3869

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 29th day of July, 2016.

Christopher K. Chan by J. Attorney in Fact

Christopher K. Chan

By: J. Carlton Drumwright, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **J. Carlton Drumwright** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Christopher K. Chan for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Christopher K. Chan, and is authorized by Christopher K. Chan to execute this instrument on his behalf.

Witness my hand and official seal, this 29th day of July, 2016.

Notary Public

My Commission Expires: 10/29/19

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: 16-2231B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027