THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle Ste. 150** **Brentwood, TN 37027** **CRT File No. 16057735** BILL GARRETT, Davidson County Trans:T20160069127 DEEDWARR Recvd: 08/10/16 09:10 2 pgs Fees:13.00 Taxes:421.80 20160810-0083033	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $114,000.00. Affiant Subscribed and sworn to before me, this 2nd day of August, 2016. Notary Public My Commission Expires: LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Rosa M. Truneh 5170 Hickory Hollow Parkway Antioch TN 37013-3088	Send Tax Bills To: SAME	Tax Information: Tax Parcel ID No. 163-05-0B-170.00-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, **Omari J. Bandele, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rosa M. Truneh, unmarried,** ("Grantees"), their 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 all of Unit No. 159, on the Plan of "Exhibit A-1" to the Master Deed, Lot Layout (Private Element), Phase IV, Mill Park, (formerly Hickory Hollow Townhomes), as shown by Supplemental Declaration, Mill Park Townhomes, Phase IV, appearing of record in Instrument No. 20031117-0167241, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for more complete details of said unit.

Being the same property conveyed to Omari J. Bandele, unmarried by Warranty deed from Greenvale Construction, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20050930-0117602 Register's Office for Davidson County, Tennessee, dated September 21, 2005 and recorded on September 30, 2005. Ashley E. Bandele joins in this conveyance for the purpose of conveying all right. Title and interest she may have in and to the above described property as spouse of Omari J. Bandele.

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.

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

Boundary Plat of record in Plat Book 9700, Page (s) 538 and 539, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10719, Page 425, as amended in Book 11167, page 757; supplemented in Instrument No. 20031117-0167241 and Second Amendment in Instrument No. 20141231-0119109, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of Mill Park of record in Book 10719, Page 464; as amended in Book 11167, page 759, in the Register's Office for Davidson County, Tennessee.

Easement (s) to Bellsouth of record in Book 11378, Page 991, in the Register's Office for Davidson County, Tennessee.

Charter of Mill Park Homeowner's Association of record in Book 10719, Page 419, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed for common areas to Mill Park Homeowner's Association of record in Book 11221, Page 249, in the Register's Office for Davidson County, Tennessee.

Detention Pond Agreement of record in Book 10506, Page 278, in the Register's Office for Davidson County, Tennessee.

Mill Park Homeowners Association, Inc. Parking Rules of record in Instrument Number 20080304-0021743, in the Register's Office for DavidsonCounty, Tennessee.

Mill Park Homeowners Association, Inc. Architectural Change Request Procedures of record in Instrument Number 20110208-0011084, in the Register's Office for Davidson County, Tennessee.

Mill Park Homeowners Association, Inc. Rules and Regulations of record in Instrument Number 20140902-0079467, in the Register's Office for Davidson County, Tennessee.

Mill Park Homeowners Association Rules and Regulations of record in Instrument Number 20160223-0017010, 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 improved property located at 5170 Hickory Hollow Parkway Antioch TN 37013-3088

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 August, 2016.

Omari J. Bandele

Ashley E. Bandele

STATE OF NC)
COUNTY OF Washington)

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

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

Notary Public

My Commission Expires: 11.14.16

CRYSHEILA M. SIMMS
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires November 14, 2016

CRYSHEILA M. SIMMS NOTARY PUBLIC EXP. 11-14-16 DISTRICT OF COLUMBIA