THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16078653** BILL GARRETT, Davidson County Trans:T20160080505 DEEDWARR Recvd: 09/14/16 12:15 2 pgs Fees:13.00 Taxes:1294.63 20160914-0096627	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $349,900.00. Affiant Subscribed and sworn to before me, this 12th day of September, 2016. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Richard King and Wendy King 2012 DUNEDIN CV Old Hickory TN 37138-1984	Send Tax Bills To: FAMC 6100 Tower Circle, Ste. 600 Franklin, TN 37067	Tax Information: Tax Parcel ID No. 064-03-0A-105.00 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, **Harry H. Chitwood III and Julie A. Chitwood, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard King and Wendy King, husband and wife**, ("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 182, PHASE ELEVEN, SECTION TWO, BRANDYWINE POINTE, as shown on plat of record in Plat Book 9700, Page 241, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Harry H. Chitwood, III and wife, Julie A. Chitwood by Substitute Trustee's Deed from Shapiro & Kirsch, LLP., as Substitute Trustee, recorded on the 20th day of February, 2007 in Instrument No. 20070220-0020927, 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ELEVEN, SECTION TWO, BRANDYWINE POINTE, as recorded in Plat Book 9700, Page(s) 241 and Boundary Plat recorded in Plat Book 7900, Page 156.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 8120, Page 170, Book 8671, Page 484 and Book 9010, Page 627, made applicable in Book 10194, Page 767, amended in Book 10721, Page 835.

This is improved property located at 2012 DUNEDIN CV Old Hickory TN 37138-1984

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 12th day of September, 2016.

Harry H. Chitwood III

Julie A. Chitwood

=STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Harry H. Chitwood III and Julie A. Chitwood, 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 12th day of September, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018