THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16088877** BILL GARRETT, Davidson County Trans:T20160080775 DEEDWARR Recvd: 09/15/16 09:01 2 pgs Fees:13.00 Taxes:958.30 20160915-0096934	STATE OF ~~TENNESSEE~~ Pennsylvania) COUNTY OF ~~DAVIDSON~~ Chester) The actual consideration or value, whichever is greater, for this transfer is: $259,000.00. Affiant Subscribed and sworn to before me, this ~~12~~9th day of September, 2016. COMMONWEALTH OF PENNSYLVANIA NOTARIAL SEAL DOMINIQUE M. AIUTO, Notary Public East Goshen Twp., Chester County My Commission Expires June 29, 2020 Notary Public My Commission Expires: June 29, 2020

WARRANTY DEED

Address New Owner: Geary L Leathers 423 Old Towne Drive Brentwood TN 37027-4452	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 160160C07000CO

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, **Carl Phillips and Teresa Norris-Phillips, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Geary L Leathers, 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 unit 70 on the plan of The Terraces at Brentwood Chase of record in Instrument No. 200011030109137 Register's office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Carl Phillips and Teresa Norris-Phillips, husband and wife by Warranty Deed from Jason Eric Morales and Erin Kay Morales, Husband and wife, recorded on the 8th day of August, 2006 in Instrument No. 20060808-0097508, 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.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20001214-0123057, as amended at Instrument No. 20010119-0005975, as further amended at Instrument No. 20010328-0029845, as further amended at Instrument No. 20041206-0144631, and any future amendments thereon.

Terms and provisions of by-Laws of The Terraces at Brentwood Chase Townhome Association, Inc. recorded in Instrument No. 20001214-0123058.

Charter of The Terraces at Brentwood Chase Townhome Association, Inc. recorded at Instrument No. 20001214-0123056.

Matters appearing on the plat recorded in Instrument No. 20001103-0109137, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described in Schedule "A".
Stormwater Detention Agreements recorded in Book 11115, Page 281 and Book 11115, Page 286.

This is improved property located at 423 Old Towne Drive Brentwood TN 37027-4452

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.

Carl Phillips

Teresa Norris-Phillips

STATE OF Pennsylvania

COUNTY OF Chester

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carl Phillips and Teresa Norris-Phillips, 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 9 day of September, 2016.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DOMINIQUE M. AIUTO, Notary Public
East Goshen Twp., Chester County
My Commission Expires June 29, 2020