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Box 14

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16099161** BILL GARRETT, Davidson County Trans:T20160088984 DEEDWARR Recvd: 10/10/16 10:35 2 pgs Fees:13.00 Taxes:1480.00 20161010-0106795	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $ 399,999.00 Jessica D. Puckett Affiant Subscribed and sworn to before me, this 7th day of October, 2016. Anna Agee Notary Public My Commission Expires: 5-8-18 ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Vern Eric Kerchberger 554 WESTBORO DR Nashville TN 37209-1744	Send Tax Bills To: FirstBank 318 Seaboard Lane, Ste 205 Franklin, TN 37067	Tax Information: Tax Parcel ID No. 09016010600 (out of)

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, **Lovell Properties, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Vern Eric Kerchberger, single man**, ("Grantee"), his 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 554, 554 WESTBORO DRIVE TOWNHOMES, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160113-0003388 as amended in Instrument No. 20160712-0071151, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed by Warranty Deed from Kenneth W. Monahan to Lovell Properties, LLC as recorded on the 30th day of July, 2015 in Instrument No. 20150730-0075180 and being a portion of Warranty Deed from Brenda C. Paschall Phillips and husband Billy J. Phillips to Kenneth W. Monahan, an unmarried person as recorded on the 30th day of June, 1992 in Deed Book 8664, Page 441, 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 recorded in Plat Book 1424, Page(s) 60 and Exhibit "C" of Instrument Nos. 20160113-0003388 and 20160712-00711511.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160113-0003388, as amended in Instrument No. 20160712-0071151.

Terms and provisions of by-Laws recorded in Exhibit "B" of Instrument No. 20160113-0003388. Charter of 554 Westboro Drive Townhomes Homeowners' Association, Inc. recorded in Instrument No. 20160120-0005976.

This is improved property located at 554 WESTBORO DR Nashville TN 37209-1744

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 7th day of October, 2016.

Lovell Properties, LLC

R. W. Scott, II

By: Richard W. Scott, II, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Richard W. Scott, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized member (or other officer authorized to execute the instrument) of Lovell Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 7th day of October, 2016.

Janderson

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018