THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 16109663

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $111,000.00.

Sarah M. Dooley
Affiant

Subscribed and sworn to before me, this 22nd day of November, 2016.

Deborah L. Barton
Notary Public
My Commission Expires: 7-24-2019

DEBORAH L. [illegible] STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

BILL GARRETT, Davidson County
Trans:T20160104050 DEEDWARR
Recvd: 11/28/16 08:52 2 pgs
Fees:13.00 Taxes:410.70
20161128-0124135

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Erin Deters 943 Patio Drive Nashville TN 37214	~~New Owner~~ Fifth Third Mortgage Co 5001 Kingsley Dr Cincinnati, OH 45227	Tax Parcel ID No. 108-03-0A-035.00 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, **Joshua F. Burnidge, unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erin Deters, unmarried woman**, ("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 No. 22, Unit No. 35, on the Horizontal Property Regime for Phase Two Condominium Site Plan Section Three Patio Villa, of record in Plat Book 5200, page 495, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to JOSHUA F. BURNIDGE, by deed from AMANDA DEAN, AS SUCESSOR TRUSTEE FOR THE 943 PATIO DRIVE TRUST, of record in Instrument No. 20140804-0069605, dated July 31, 2014, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 108-03-0A-035.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 5200, page 495, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 5970, page 829, re-recorded in Book 6014, page 978, amended in Book 6406, page 799, Rules and Regulations of record in Book 7266, page 827, said Register's Office.

Avigation Easement and contract of record in Book 9507, page 405, said Register's Office.

This is improved property located at 943 Patio Drive Nashville TN 37214

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 22nd day of November, 2016.

Joshua F. Burnidge

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua F. Burnidge, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of November, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
165 INDIAN LAKE BLVD, STE 106
HENDERSONVILLE, TN 37075