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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 170311152**<br><br>BILL GARRETT, Davidson County<br>Trans: T20170031102 DEEDWARR<br>Recvd: 04/13/17 09:02 2 pgs<br>Fees: 13.00 Taxes: 570.73<br>20170413-0036030 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $154,250.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 12th day of April, 2017.<br><br>Notary Public<br>My Commission Expires:<br><br>WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY<br>MY COMMISSION EXPIRES SEPTEMBER 10, 2018 |

## WARRANTY DEED

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| Address New Owner:<br>Michael P. Dodd and Christine A. Dodd<br>351 YORKSHIRE CIR<br>Nashville TN 37211-7137 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>161110C03300CO |

**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, **Justin Currie and Melissa Currie, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael P. Dodd and Christine A. Dodd, 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 Unit No. G706 on the Plan of Resubdivision of Lot No. 2, Phase IV, Villages of Brentwood, now known as Brentwood Summit of record in Plat Book 6900, Page 614, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Justin Currie and Melissa Currie, husband and wife by Warranty Deed from Caleb McFadden and Rebecca McFadden, husband and wife, recorded on the 5th day of August, 2015 in Instrument No. 20150805-0077819, 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 2017 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 RESUBDIVISION OF LOT NO. 2, PHASE IV, VILLAGES OF BRENTWOOD, NOW KNOWN AS BRENTWOOD SUMMIT, as recorded in Plat Book 6900, Page(s) 614.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6143, Page 11, Book 7231, Page 789 and Book 7494, Page 689.

Terms and provisions of by-Laws of Villages of Brentwood Townhouse Homeowners Association recorded in Book 7231, Page 809.

Charter of Villages of Brentwood Townhouse Homeowners Association recorded in Book 7925, Page 41, Book 7936, Page 332 and Book 8152, Page 927.

Deed of Conveyance as to Common Area recorded in Book 7397, Page 382 and Book 7397, Page 384.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6730, Page 508.

This is improved property located at 351 YORKSHIRE CIR Nashville TN 37211-7137

**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 April, 2017.

Justin Currie

Melissa Currie

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Justin Currie and Melissa Currie, 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 April, 2017.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018