THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170311275**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $505,000.00. Michael Ross Vizard Affiant Subscribed and sworn to before me, this 28th day of April, 2017. Notary Public My Commission Expires: 3/10/19

BILL GARRETT, Davidson County
Trans:T20170039480 DEEDWARR
Recvd: 05/09/17 13:30 2 pgs
Fees:13.00 Taxes:1868.50
20170509-0046040

JONATHAN B. HARRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR 10, 2019

WARRANTY DEED

Address New Owner: David Charles Florian and Theresa Mary Florian 615 CHESTERFIELD WAY Nashville TN 37212-4004	Send Tax Bills To: ~~New Owner~~ Wells Fargo P.O. Box 11701 Newark, NJ 07101	Tax Information: Tax Parcel ID No. 104100R01100CO

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, **Brooklyn J. Kimbro now known as Brooklyn Joy Kimbro Vizard** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Charles Florian and Theresa Mary Florian, 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 11, The Chesterfield, a planned unit development, as shown of record in Declaration of Covenants, Conditions and Restrictions filed for record Instrument No. 20120627-0056191 and amended in Instrument No. 20121025-0098031 and Instrument No. 20121227-0119329 and Instrument No. 20130125-0008275, in the register's office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Brooklyn J. Kimbro, unmarried by Warranty Deed from Chesterfield Cottages, LLC, recorded on the 26th day of March, 2013 in Instrument No. 20130326-0029636, in the Register's Office of Davidson County, Tennessee.

Brooklyn J. Kimbro and Brooklyn Joy Kimbro Vizard being one and the same person.

Michael Ross Vizard joins in the signing of this instrument to convey any marital interest he may have in the subject property.

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.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 675, Page 668, Book 731, Page 425, Book 741, Page 516 and Instrument Nos. 20120627-0056191; 20121025-0098031; 20121227-0119329 and 20130125-0008275.

Storm Water Detention Agreement recorded at Instrument No. 20070409-0041489.

Easement for Sanitary Sewer, recorded in Book 1129, Page 133 and Instrument No. 20070302-0025616.

Easement for Storm Drainage, recorded in Instrument No. 20070409-0041475.

Conveyance to State of Tennessee recorded in Book 5028, Page 724.

Easement for Sanitary Sewer recorded at Instrument No. 20120827-0076955.

Easement for Water Line recorded at Instrument No. 20120827-0077080.

All matters showing in the plat of a survey by J. Alan Cummings, Tenn. RLS No. 2351, Crawford Land Surveyors, P.C., Nashville, Tenn., dated November 18, 2005, and revised August 29, 2006; Including without limitation an 8 inch sanitary sewer line crossing the center of the property in a generally Northwest to Southeast direction.

This is improved property located at 615 CHESTERFIELD WAY Nashville, TN 37212-4004.

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 28th day of April, 2017.

Brooklyn Joy Kimbro Vizard by Michael Ross Vizard as Attorney in fact — Michael Ross Vizard

Brooklyn J. Kimbro NKA
Brooklyn Joy Kimbro Vizard
By: Michael Ross Vizard, attorney-in-fact

Michael Ross Vizard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael Ross Vizard,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Brooklyn J. Kimbro now known as Brooklyn Joy Kimbro Vizard** of the maker or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 28th day of April, 2017.

JONATHAN R. HARRIS STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

Notary Public

My Commission Expires: 3/10/19