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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**3817 Bedford Avenue**<br>**Suite 140**<br>**Nashville, Tennessee 37215**<br><br>**CRT File No. 10060857** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $259,900.00.<br><br>Pam S Howell<br>Affiant<br><br>Subscribed and sworn to before me, this 16th day of June, 2010.<br><br>Notary Public<br>My Commission Expires: _____ |

CHARLES PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

Return to:

n R. Vanderpool, P.C.
6 Seaboard Lane, Suite G-104
anklin, TN 37067

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Andrew Bremer and Daphne Carlson Bremer<br>1106 S Douglas Ave<br>Nashville TN 37204 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>1051301400 |

**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, **Jon E. Parein Living Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Bremer and Daphne Carlson Bremer, husband and wife** ("Grantees"), their 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 24, PLAN OF THE MCALLISTER PROPERTY, as shown on plat of record in Plat Book 421, Page 10, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed by Warranty Deed from Phillip N. Rosenberg, unmarried to Old Republic Exchange Company for Jon Parein as recorded on the 17th day of September, 2004 in Instrument No. 20040917-0112398; Quitclaim Deed from Old Republic Exchange Company to Jon Parein as recorded on the 13th day of February, 2006 in Instrument No. 20060213-0017061 and Quitclaim Deed from Jon Parein to Jon E. Parein Living Trust as recorded on the 24th day of February, 2009 in Instrument No. 20090224-0016210, 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 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF THE MCALLISTER PROPERTY, as recorded in Plat Book 421, Page(s) 10, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 1106 S Douglas Ave Nashville TN 37204.



BILL GARRETT, Davidson County
Trans:T20100037226 DEEDWARR
Recvd: 06/18/10 13:42 2 pgs
Fees:13.00 Taxes:961.63
20100618-0047681

**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 15th day of June, 2010.

Jon E. Parein Living Trust

Jon E. Parein, Trustee

By: Jon E. Parein, Trustee

STATE OF District of Columbia )
COUNTY OF _____ )

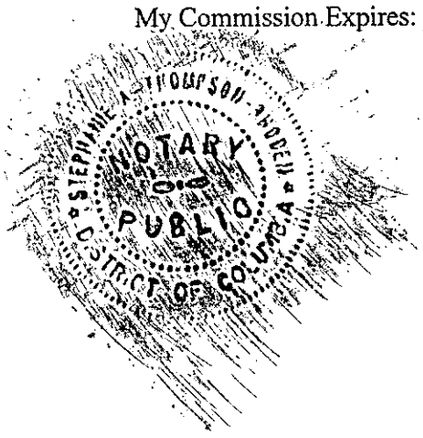
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jon E. Parein, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Jon E. Parein Living Trust, 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 15th day of June, 2010.

Stephanie A. Thompson-Rhoden

Notary Public

My Commission Expires: Sept. 30, 2013




STEPHANIE A. THOMPSON-RHODEN
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires September 30, 2013