File Book 9B

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13040201** BILL GARRETT, Davidson County Trans:T20130036288 DEEDWARR Recvd: 05/02/13 08:53 2 pgs Fees:13.00 Taxes:1054.50 20130502-0043980	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $285,000.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2013. Notary Public My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Howard M. Diehl 6547 Brownlee Dr Nashville TN 37205	Send Tax Bills To: Renasant Bank 2200 Abbott Martin Road, #103 Nashville, TN 37215	Tax Information: Tax Parcel ID No. 115-10-0 013.00

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, **Jane B. Bibring, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Howard M. Diehl** ("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 151, SECTION TWO, WEST MEADE ESTATES, as shown on plat of record in Plat Book 2900, Page 118, 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 to Thomas Bibring and wife, Jane B. Bibring by Warranty Deed from John W. Frierson, Jr. and wife, Annie B. Frierson, recorded on the 19th day of April, 1971 in Book 4494, Page 340, in the Register's Office of Davidson County, Tennessee.

Thomas Bibring having since died in Davidson County on March 31st, 2012.

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 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, WEST MEADE ESTATES, as recorded in Plat Book 2900, Page(s) 118.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3134, Page 426, amended in Book 3462, Page 281 and Book 4503, Page 111.

Joint Driveway Use Agreement recorded at Instrument No. 20120823-0075734.

This is improved property located at 6547 Brownlee Dr Nashville, TN 37205.

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 30th day of April, 2013.

Jane B. Bibring by Kate Rosenthal attorney in fact

Jane B. Bibring

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kate Rosenthal,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Jane B. Bibring,** 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 30th day of April, 2013.

Mary Jayne Masters

Notary Public

My Commission Expires: 8/17/2015

MARY JAYNE MASTERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY