THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13050179**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $299,000.00. Affiant Subscribed and sworn to before me, this 20th day of June, 2013. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20130053485 DEEDWARR
Recvd: 06/24/13 15:56 2 pgs
Fees:13.00 Taxes:1106.30
20130624-0064844

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: Arielle Sprotzer 108 South 16th St Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-09 476.00

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, **Gloria J. Hausser, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Arielle Sprotzer, unmarried**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being the Northerly 49 1/2 feet of the Southerly 99.0 feet of Lots Nos. 14, 15 and 16 on the Plat of Lindsley Park Addition, as of record in Book 547, Page 76, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Western margin of South 16th Street, at a point 49 1/2 feet Northerly from the Northerly margin of Holly Street; thence with the Westerly margin of said South 16th Street, Northerly 49 1/2 feet; thence Westerly, parallel with Holly Street, 150.0 feet to the West line of said Lot No. 16; thence with said line, Southerly 49 1/2 feet; thence Easterly 150.0 feet, to the beginning.

Being the same property conveyed to Gloria J. Hausser, unmarried by Deed from Brady M. Smith, unmarried and Mark M. Buchanan, unmarried, recorded on the 2nd day of January, 2004 in Instrument No. 20040102-0000570, 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 2013 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 LINDSLEY PARK ADDITION, as recorded in Plat Book 547, Page(s) 76.

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 108 South 16th St Nashville, TN 37206.

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 20th day of June, 2013.

Gloria J. Hausser

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gloria J. Hausser, 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 20th day of June, 2013.

Notary Public

My Commission Expires: _____

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

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014