Record & Return to
Wefauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13080002**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $270,000.00. Affiant Subscribed and sworn to before me, this 28th day of August, 2013. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Phillip Driskill Kristen Kennedy 4410 Dakota Avenue Nashville TN 37209	~~New Owner~~ First Bank 10 Cadillac Dr Brentwood TN 37027	Tax Parcel ID No. 09116013100

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, **Sara Brumberg*** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Phillip Driskill and Kristen Kennedy , 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:

*unmarried

Being Lot No. 309 and the Easterly 1 foot of Lot No. 311 of Block 15 on the Plan of Charlotte Park Company's First Addition to West Nashville, as shown of record in Plat Book 57, Page 103, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 309 and Part of Lot No. 311 front together 51 feet on the Northerly side of Dakota Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Sara Brumberg, unmarried by Warranty Deed from Ivan Nathan Followill, unmarried and Anthony Caleb Followill, unmarried, as joint tenants with the rights of survivorship, recorded on the 1st day of July, 2008 in Instrument No. 20080701-0067516, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHARLOTTE PARK COMPANY'S FIRST ADDITION TO WEST NASHVILLE, BLOCK 15, as recorded in Plat Book 57, Page(s) 103.

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 4410 Dakota Avenue Nashville TN 37209

BILL GARRETT, Davidson County
Trans:T20130083228 DEEDWARR
Recvd: 09/26/13 10:57 2 pgs
Fees:13.00 Taxes:999.00
20130926-0101058

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 August, 2013

Sara Brumberg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sara Brumberg, 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 28th day of August, 2013.

Notary Public

My Commission Expires: _____

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