THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14030438**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$820,000~~.00. Affiant Subscribed and sworn to before me, this 7th day of April, 2014. Notary Public My Commission Expires: _____

LANA M. ALESSIO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08/11/2017

BILL GARRETT, Davidson County
Trans:T20140023987 DEEDWARR
Recvd: 04/09/14 12:48 2 pgs
Fees:13.00 Taxes:3404.00
20140409-0029661

WARRANTY DEED

Address New Owner: Stephen J. Obermeier 1909 Edenbridge Way Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 145-13-0-041.00

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, **Mark D. Abkowitz and Susan B. Abkowitz, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen J. Obermeier and Melinda Ellen Sanders, husband and wife with rights of survivorship** ("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 3, HOUNDS RUN, as shown on plat of record in Plat Book 6900, Pages 167-171, 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 Mark D. Abkowitz and wife, Susan B. Abkowitz by Warranty Deed from Fidelity Federal Bank, recorded on the 2nd day of December, 1991 in Deed Book 8497, Page 639, 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 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HOUNDS RUN, as recorded in Plat Book 6900, Page(s) 167-171.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7079, Page 995, Affidavit recorded in Book 7238, Page 736, amended in Book 11719, Page 845 and Instrument No. 20060206-0014746.

Charter of Hounds Run Homeowners Association, Inc. recorded in Book 7253, Page 992.

This is improved property located at 1909 Edenbridge Way Nashville TN 37215

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 7th day of April, 2014.

Mark D. Abkowitz

Susan B. Abkowitz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark D. Abkowitz and Susan B. Abkowitz, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of April, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014