Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14071561

BILL GARRETT, Davidson County
Trans: T20140068075 DEEDWARR
Recvd: 09/12/14 09:51 2 pgs
Fees: 13.00 Taxes: 1332.00
20140912-0083646

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $360,000.00

Affiant

Subscribed and sworn to before me, this 10th day of September, 2014.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Valerie M Behrenwald and Patrick Powell 4509 Elkins Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091-16-0-079

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, **Bradley A. Meibers and Kathryn L. Meibers, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Valerie M Behrenwald, unmarried and Patrick Powell, unmarried as joint tenants with right 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 the Westerly 10 feet of Lot No. 408 and the Easterly 40 feet of Lot No. 410, Block 19 on the Plan of Charlotte Park Company's First Addition of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bradley A. Meibers and wife, Kathryn L. Meibers by deed from Abbey E. Griffin, unmarried of record in Instrument No. 20130220-0016890 Register's Office for Davidson County, Tennessee, dated February 15, 2013 and recorded on February 20, 2013.

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.

Taxes for the year 2014 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee.

Restrictive Covenant for Detached Structure of record on May 31, 2013 as Instrument Number 20130531-0054804, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4509 Elkins Avenue Nashville TN 37209

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 10th day of September, 2014.

Bradley A. Meibers

Kathryn L. Meibers

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bradley A. Meibers and Kathryn L. Meibers, 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 10th day of September, 2014.

Notary Public
My Commission Expires: _____

