WARRANTY DEED

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

B-VRES-14-450

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 2/24/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jamie Jo Breitbach	New Owner	
(NAME)	(NAME)	**13300005700**
450 Paragon Mills Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **TRENT DEAN GONGWER AND BOBBI JO GONGWER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMIE JO BREITBACH, AN UNMARRIED WOMAN AND JASON SCOTT SANDERBECK, AN UNMARRIED MAN AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Two tracts of land in the 5th, formerly the 7th Civil District of Davidson County, Tennessee, as follows;

First Tract Beginning in the center of Thompson Road at a point, the Northeast corner of the second tract of land conveyed to M.G. Height by deed from Davidson County, Tennessee, of record in Book 833, Page 777, Register's Office for Davidson County, Tennessee; thence with the center of said road, South 62 degrees East 4.9 poles to the Northwest corner of the property conveyed to E. B. Woodroof and wife, by deed from T.F. Woodroof and wife, of record in Book 1166, Page 27, Register's Office for Davidson County, Tennessee, thence South 75 degrees, West 16 poles to a point in the Easterly line of the Height property; thence with Height's Easterly line North 49 3/4 degrees East 12.9 poles to the beginning.

Second Tract Beginning in the center of the Thompson Road at water's edge on the East bank of the West fork of Mill Creek; thence with the center of said road South 62 degrees East 8 poles to the Northwest corner of the property conveyed to HG. Height by deed from Davidson County, Tennessee, of record In Book 900, Page 711, Register's Office for Davidson County Tennessee; thence South 49 3/4 degrees West 13.7 poles to a hackberry; thence South 25 1/4 degrees West 21.6 poles to a stake 3 feet East of a persimmon; thence North 69 3/4 degrees West 4 poles more or less, to the water's edge of said creek; thence down said creek with its meanders to the beginning:

Included in the above but specifically excluded therefrom is that portion thereof described in the deed from Richard A. Jones, Trustee to Metropolitan Government of Nashville and Davidson County of record in Book 7019, Page 559, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Trent Dean Gongwer and Bobbi Jo Gongwer, husband and wife by deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20130312-0024339, Register's Office for Davidson County, Tennessee, dated March 11, 2013 and recorded on March 12, 2013.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Water (Riparian Rights) - (a) the rights of upper and lower riparian owners to the free and unobstructed flow of the water of Sevenmile Creek without diminution or pollution and the consequence of any past or future change in the location of Sevenmile Creek; (b) riparian rights incident to premises; (c) rights of upper and lower riparian owners in and to the waters of Sevenmile Creek crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution; (d) any enlargement or loss of land by reason of avulsion, accretion, or reliction, and questions of ownership caused by subsequent rebuilding or reformation of land.

BILL GARRETT, Davidson County
Trans:T20140069693 DEEDWARR
Recvd: 09/17/14 14:50 2 pgs
Fees:13.00 Taxes:558.70

20140917-0085443

• Deed from Metropolitan Government of Nashville and Davidson County of record in Book 7019, Page 559, Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **450 Paragon Mills Road , Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 12th DAY OF SEPTEMBER, 2014.

Trent Gongwer

Bobbi Gongwer
JO BJG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRENT (D) DEANY GONGWER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of September, 2014.

Notary Public
My Commission Expires: 10/18/16
(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBI (JO) JO GONGWER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of September, 2014.

Notary Public
My Commission Expires: 10/18/16
(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212