THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14122498**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $205,000.00. Affiant Subscribed and sworn to before me, this 4th day of December, 2014. Notary Public My Commission Expires: 8-23-2016

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

WARRANTY DEED

Address New Owner: Antonio Scimone and Michelle Geitgey 6937 Somerset Farms Circle Nashville TN 37221	Send Tax Bills To: SWBC Mortgage Corporation 9311 San Pedro Ave, Suite 100 San Antonio, TX 78216	Tax Information: Tax Parcel ID No. 141-07-0B-044.00-CO

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, **Valerie Behrenwald, an unmarried woman,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Antonio Scimone and Michelle Geitgey, Husband and Wife**, ("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 No. 207 on the Plan of First Revision, Section Three, Somerset Farms of record in Plat Book 7900, Page 741, 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 Valerie Behrenwald by deed from Stephen Hobbs, unmarried of record in Instrument No. 20050613-0067156 Register's Office for Davidson County, Tennessee, dated June 10, 2005 and recorded on June 13, 2005.

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 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 741, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8556, Page 11, supplemented and amended in Book 9383, Page 526 and re-recorded in Book 9662, Page 869, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

BILL GARRETT, Davidson County
Trans:T20140091381 DEEDWARR
Recvd: 12/05/14 15:23 2 pgs
Fees:13.00 Taxes:758.50
20141205-0111893

By-Laws of record in Book 8556, Page 25, Register's Office for Davidson, County, Tennessee.

Easement for signage purposes of record in Instrument Number 20070711-0082561, Register's Office for Davidson County, Tennessee.

Easement retained in the Deed of record in Book 7349, Page 564, Register's Office for Davidson County, Tennessee.

Articles of Incorporation of record in book 7382, Page 11 and supplemented and amended in Book 7820, page 608 and Book 8235, page 521 and Book 8584, page 20, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 6937 Somerset Farms Circle Nashville TN 37221.

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, their 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 4th day of December, 2014.

Valerie Behrenwald

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Valerie Behrenwald, 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 4th day of December, 2014.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018