Return To: 14-06646
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15012728** BILL GARRETT, Davidson County Trans:T20150004942 DEEDWARR Recvd: 01/21/15 10:14 2 pgs Fees:13.00 Taxes:897.25 20150121-0005782	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$242,500.00~~. Affiant Subscribed and sworn to before me, this 20th day of January, 2015. Notary Public My Commission Expires: 3-7-16 TONYA THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON MY COMMISSION EXPIRES:

WARRANTY DEED

Address New Owner: Zachary G. Lorenz and Jennifer Lynn Raborn 1010 Virginia Avenue A Nashville TN 37216	Send Tax Bills To: Community Mtg, LLC 19045 E. Valley View Pkwy ste F Independence, MO 64055	Tax Information: Tax Parcel ID No. 061-11-0-151.00

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, **Kenneth D. Vanover, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Zachary G. Lorenz and Jennifer Lynn Raborn, 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 the easterly part of Lot No. 27 on the Plan of George Burrus Subdivision of Lot Number 81 of the Maplewood Home Tract of record in Plat Book 421, Page 178, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said easterly part of Lot number 27 fronts 50 feet on the southerly side of Virginia Avenue and runs back between parallel lines 224 - 1/2 feet on the east line and 250 feet on the west line to a dead line and shows 100 feet on the dead line.Being the same property conveyed to Kenneth D. Vanover, a single man by Warranty deed from Natalie Corwin, joined by her spouse, William Paul Holt of record in Instrument No. 20110826-0066264 Register's Office for Davidson County, Tennessee, dated August 26, 2011 and recorded on August 26, 2011.

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 421, Page 178, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm drainage of record in Book 4040, Page 361, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1010 Virginia Avenue A, Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 20th day of January, 2015.

Kenneth D. Vanover

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kenneth D. Vanover, 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 20th day of January, 2015.

Notary Public
My Commission Expires: _____

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