THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15033268**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $274,900.00. Affiant Subscribed and sworn to before me, this 27th day of March, 2015. Notary Public My Commission Expires: 7/2/17

BILL GARRETT, Davidson County
Trans:T20150023349 DEEDWARR
Recvd: 03/31/15 09:50 2 pgs
Fees:13.00 Taxes:1017.13
20150331-0027577

MELODY R. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Stuart Sorenson and Sheri Sorenson 3831 Sentinel Dr Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-4-310.00

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, **Aaron Shapiro and wife, Carissa C. Shapiro** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Stuart L. Sorenson and Sheri L. Sorenson, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, TN, being Lot No. 19, on the Second Revised Plan of Valley View Subdivision, Section 1, of record in Plat Book 2331, Page 113, as amended in Book 7774, Page 334, Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed by Quitclaim Deed from Aaron Shapiro to Aaron Shapiro and wife, Carissa C. Shapiro as recorded on the 8th day of March, 2013 in Instrument No. 20130308-0023454; Quitclaim Deed from Andrew M. Shapiro and Caryn M. Shapiro to Aaron M. Shapiro as recorded on the 8th day of March, 2013 in Instrument No. 20130308-0023452; Quitclaim Deed from Andrew M. Shapiro, and Caryn M. Shapiro, Trustees of The Family Trust of Andrew M. Shapiro and Caryn M. Shapiro to Aaron Shapiro, a married person, Andrew M. Shapiro, and Caryn M. Shapiro, a married couple as recorded on the 17th day of July, 2012 in Instrument No. 20120717-0062668; Quitclaim Deed from Aaron Shapiro, an unmarried man, and Andrew Shapiro and wife, Caryn Shapiro to Andrew M. Shapiro and Caryn M. Shapiro, Trustees of The Family Trust of Andrew M. Shapiro and Caryn M. Shapiro as recorded on the 18th day of November, 2008 in Instrument No. 20081118-0113670 and Warranty Deed from Richard Cowan and wife, Katharine Cowan to Aaron Shapiro, an unmarried man, Andrew Shapiro and wife, Caryn Shapiro as recorded on the 7th day of April, 2008 in Instrument No. 20080407-0034941, 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 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECOND REVISED, VALLEY VIEW SUBDIVISION, SECTION ONE, as recorded in Plat Book 2331, Page(s) 113, amended in Book 7774, Page 334.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2446, Page 146 and Book 2487, Page 19.

Easement for Driveway, recorded in Book 7513, Page 449.

This is improved property located at 3831 Sentinel Dr 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 27th day of March, 2015.

Aaron Shapiro

Carissa C. Shapiro

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Aaron Shapiro and Carissa C. Shapiro, 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 27th day of March, 2015.

Notary Public

My Commission Expires: _____

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

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STATE OF TENNESSEE NOTARY PUBLIC
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