THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15033253**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $439,750.00. Wanda C. Hiett Affiant Subscribed and sworn to before me, this 9th day of April, 2015. Notary Public My Commission Expires: 1-9-16

RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner: Karen Ueberwasser 1012 Davidson Rd Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11507000400

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, **On the Flip, LLC., a Tennessee Limited Liabilty Company**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karen Ueberwasser**, an unmarried woman ("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, Tennessee, being Lot 36, CREST MEADE, SECTION I, as shown on plat of record in Plat Book 2331, Page 153, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Jill Walters Hall, married to Tim Crawford and Dean Sams, and Edwin Landis Reed as recorded on the 4th day of September, 2014 in Instrument No. 20140904-0081087; Last Will and Testament as recorded on the 9th day of October, 2012 in Instrument No. 20121009-0092598 and Warranty Deed from F. David Rose and wife, Loraine M. Rose to J. Frank Walters and wife, Olivia D. Walters as recorded on the 20th day of March, 1961 in Deed Book 3185, Page 537, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to On The Flip, LLC by deed recorded as Instrument 20150330-0027303, said Register's Office.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CREST MEADE, SECTION I, as recorded in Plat Book 2331, Page(s) 153.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1012 Davidson Rd Nashville TN 37205

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.

BILL GARRETT, Davidson County
Trans:T20150027025 DEEDWARR
Recvd: 04/10/15 14:21 2 pgs
Fees:13.00 Taxes:1627.08
20150410-0031867

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 9th day of April, 2015.

On the Flip, LLC.

By: _____
Tim Crawford, Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Tim Crawford with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of On the Flip, LLC., a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 9th day of April 2015.

_____
Notary Public

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