THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15043607**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $241,500.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2015. Notary Public My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20150033143 DEEDWARR
Recvd: 05/01/15 08:28 2 pgs
Fees:13.00 Taxes:893.55
20150501-0039109

WARRANTY DEED

Address New Owner: Edwin Best Peel Jr 1704 Castleman Drive Nashville, TN 37215-3504	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104140C00500CO

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, **William Hamburg, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edwin Best Peel Jr**, ("Grantees"), his 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 Unit No. 5, together with the appurtenant interest in the common elements of Linmar Place, a Horizontal property regime, established by Master Deed and by-laws, of record in Book 6892, Page 724, amended in Book 7213, Page 129, and in Book 7374, Page 800, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium site plan attached as Exhibit "C" to the aforementioned master Deed and Amendments.

Being the same property conveyed to Mark Alan Ott and Joanna Kathleen R. Ott, husband and wife by Warranty Deed from Ryan J. Delahanty and Jingqiong Kang, husband and wife, recorded on the 1st day of April, 2010 in Instrument No. 20100401-0024407, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to William Hamburg by Warranty Deed from Mark Alan Ott and wife, Joanna Kathleen R. Ott, recorded on the 18th day of February, 2014 in Instrument No. 20140218-0013382, in the Register's Office of Davidson County, Tennessee.

Said property was never the marital residence of Grantor.

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.

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

Terms and provisions of the Articles of Incorporation for Linmar Place Homeowners Association, Inc., recorded in Book 7233, Page 923.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing LINMAR PLACE Condominium of record in Book 6892, Page 724, as amended by instrument(s) of record in Book 7213, Page 129 and Book 7374, Page 800; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 2709 Linmar Ave #5 Nashville TN 37215-1170

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 30th day of April, 2015.

William Hamburg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Hamburg, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2015.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 10, 2018