THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15033328**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $227,000.00. Krista Hughes Affiant Subscribed and sworn to before me, this 31st day of March, 2015. Marie Collins Notary Public My Commission Expires: 12-15-15

MARIE COLLINS NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gunn Furse 135 Morton Mill Cir Nashville TN 37221	New Owner SAME	Tax Parcel ID No. 141120D13500 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, **Everett Niewoehner, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gunn Furse, Trustee of the Gunn E, Furse Revocable Living Trust Agreement, dated March 4th 2014,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 135 (and driveway serving said lot) on the Plan of Second Revision of Morton Mill Estates, a Planned Unit Development, as of record in Book 7900, Page 226, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Everett E. Niewoehner, Unmarried by Warranty Deed from Robert L. Nemcik and Dorothy Ann Nemcik Trust U/A/D 5/13/1987, dated May 2, 2012 of record in Instrument No. 20120511-0040858, said Register's Office for 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.

This is improved property located at 135 Morton Mill Cir 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, 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.

BILL GARRETT, Davidson County
Trans:T20150034450 DEEDWARR
Recvd: 05/05/15 12:49 2 pgs
Fees:13.00 Taxes:839.90
20150505-0040809

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2015.

Everett Niewoehner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Everett Niewoehner, 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 31st day of March, 2015.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018