THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15064303** PREPARED BY: RETURNED TO: BANKERS TITLE & ESCROW CORP 5107 MARYLAND WAY STE. 115 BRENTWOOD TN 37027	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $187,800.00. Robin Edwards Affiant Subscribed and sworn to before me, this . Janice H. Collins Notary Public My Commission Expires: 9-11-17

JANICE H. COLLINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ryan Brant and Rebecca Zender 310 FORREST VALLEY DR Nashville TN 37209-5214	~~New Owner~~ U.S. Bank NA P.O. Box 20005 Owensboro, KY 42304-0005	Tax Parcel ID No. 12802001900

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, **Dolores M. Wepf Rayhab, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan RichardBrant and Rebecca Elizabeth Zender, 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 the 8th Civil District of Davidson County, Tennessee, being Lot No. 20 on the plan of Thousand Oaks Estates of record in Book 3700, Page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 169.09 feet on the Easterly side of Forrest Valley Drive and runs back between lines measuring 421.65 feet on the Northerly line and 366.70 on the Southerly line, to a line in the rear measuring 75 feet thereon.

Being the same property conveyed to James Rayhab and wife, Dolores M. Wepf Rayhab by Warranty Deed from Zack R. Cheek and George W. Jones, Jr., recorded on the 17th day of January, 1969 in Deed Book 4302, Page 624, in the Register's Office of Davidson County, Tennessee. James Rayhab having since died on August 2, 2014. Said property having conveyed to Dolores M. Wepf Rayhab upon his death.

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 THOUSAND OAKS ESTATES, as recorded in Plat Book 3700, Page(s) 82.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4056, Page 371, as amended in Book 4072, Page 318.

This is improved property located at 310 FORREST VALLEY DR Nashville TN 37209-5214

BILL GARRETT, Davidson County
Trans:T20150050060 DEEDWARR
Recvd: 06/23/15 11:18 2 pgs
Fees:13.00 Taxes:694.86
20150623-0059998

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 19th day of June, 2015 .

Dolores M. Wepf by James Rayhab her Attorney-in-Fact

Dolores M. Wepf Rayhab by James Rayhab,
her Attorney-in-Fact

\STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Rayhab, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Dolores M. Wepf Rayhab, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of June, 2015.

Notary Public

My Commission Expires: _____

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