THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15053996** BILL GARRETT, Davidson County Trans:T20150050409 DEEDWARR Recvd: 06/24/15 10:29 2 pgs Fees:13.00 Taxes:2216.30 20150624-0060428	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $599,000.00. Affiant Subscribed and sworn to before me, this 15th day of June, 2015. Notary Public My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: James W. Ekiss, Jr. 5309 CONFEDERATE DR Nashville TN 37215-5201	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 145-14-0-021.00

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, **David Rosenblum and Jessie Rosenblum, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James W. Ekiss, Jr. and Gretchen G. Ekiss, 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, Tennessee, being Lot 167, SECTION 10, TYNE VALLEY ESTATES, as shown on plat of record in Plat Book 3700, Page 136, 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 to David Rosenblum and wife, Jessie Rosenblum by Warranty Deed from Katherine J. Richardson, a widow, recorded on the 2nd day of June, 2008 in Instrument No. 20080602-0055940, 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.

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 SECTION 10, TYNE VALLEY ESTATES, as recorded in Plat Book 3700, Page(s) 136.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4173, Page 193.

This is improved property located at 5309 CONFEDERATE DR Nashville TN 37215-5201

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 15th day of June, 2015.

david rosenblum
by Kate Rosenthal
David Rosenblum by Kate Rosenthal
Attorney in Fact attorney in fact

Jessie Rosenblum
by Kate Rosenthal
Jessie Rosenblum by Kate Rosenthal
Attorney in Fact 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, Kate Rosenthal, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for David and Jessie Rosenblum, 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 15th day of June 2015.

Notary Public

SHIRA HUGHES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 09-11-2017