THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15064419** BILL GARRETT, Davidson County Trans:T20150053829 DEEDWARR Recvd: 07/06/15 08:50 2 pgs Fees:13.00 Taxes:1295.00 20150706-0064590	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2015. Notary Public My Commission Expires: JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

WARRANTY DEED

Address New Owner: Ethan D. Zuhl 2941 PRIMROSE CIR Nashville, TN 37212-6015	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11704035300

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, **Ben H. Goodwin, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ethan D. Zuhl and Laura G. Zuhl, 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 No. 12 of Block C on the Plan of Belmont Terrace Annex No. 4, of record in Plat Book 974, Page 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Ben H. Goodwin, unmarried by Warranty Deed from Pamela Gail Abercrombie, unmarried, recorded on the 30th day of July, 2002 in Instrument No. 20020730-0091349, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT TERRACE ANNEX NO. 4, as recorded in Plat Book 974, Page(s) 97.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1174, Page 492 and Book 1191, Page 223.

Easement for Drainage Ditch to the Davidson County Highway Commission, recorded in Book 1136, Page 53.

Easement Agreement recorded at Instrument No. 20100811-0063419.

Agreement for Dedication of Easement recorded at Insrument No. 20121022-0096333.

This is improved property located at 2941 PRIMROSE CIR Nashville, TN 37212-6015.

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 June, 2015.

Ben H. Goodwin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

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

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019