THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15064551** BILL GARRETT, Davidson County Trans:T20150056584 DEEDWARR Recvd: 07/13/15 13:52 2 pgs Fees:13.00 Taxes:8880.00 20150713-0068012	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,400,000.00. Affiant Subscribed and sworn to before me, this 10th day of July, 2015. Notary Public My Commission Expires SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-17-2017

WARRANTY DEED

Address New Owner: Jason Sheer and Elizabeth Sheer 811 LYNNBROOK RD Nashville TN 37215-1029	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-5-29.00

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, **Paul Gregory Hagood and wife, Barbara Francis Hagood** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Jason Sheer and Elizabeth Sheer, 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 parts of Lots 22 and 23 on the Plan of Ensworth, as of record in Plat Book 161, Page 136 and 137, Register's Office for said County, being Lot No. 1 on the Plan of Lynnbrook, not of record, described according to a survey made by Yokley and Waggoner, Engineers, dated November 7, 1949 and revised November 14, 1949, as follows:

Beginning on the Westerly margin of Lynnbrook Road, formerly Jordan Avenue, 524.15 feet Northerly from the Northwest corner of said Lynnbrook Road and Woodmont Boulevard; thence with the Westerly margin of said Road, North 0 degrees 45 seconds East 115 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots, Westwardly 430 feet to a point in the Easterly line of Woodmont Park Subdivision, as of record in Book 547, Page 148, said Register's Office; thence with said line, South 0 degrees 45 seconds West 115 feet; thence South 89 degrees 15 seconds East 429.89 feet to the beginning.

Being the same property conveyed to Paul Gregory Hagood and wife, Barbara Francis Hagood by Warranty Deed from Barbara Templeton and husband, Philip Templeton, recorded on the 19th day of January, 2012 in Instrument No. 20120119-0005221, 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 MAP OF ENSWORTH, as recorded in Plat Book 161, Page(s) 136 and 137.

This is improved property located at 811 LYNNBROOK RD Nashville, TN 37215-1029.

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 10th day of July, 2015.

Paul Gregory Hagood

Barbara Francis Hagood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul Gregory Hagood and Barbara Francis Hagood, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of July, 2015.

Notary Public

My Commission Expires: _____

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

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018