THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15064282** BILL GARRETT, Davidson County Trans:T20150058085 DEEDWARR Recvd: 07/16/15 15:52 2 pgs Fees:13.00 Taxes:5920.00 20150716-0069749	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,600,000.00. Affiant Subscribed and sworn to before me, 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

WARRANTY DEED

Address New Owner: Ben T. Furman 4313 SIGNAL HILL DR Nashville TN 37205-3821	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130-3-175.00

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, **Courtney Jenrath, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ben T. Furman and Laura C. McSpadden, 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 7, JENRATH SUBDIVISION, as shown on Instrument No. 20100217-0012175, amending Plat Book 547, Page 167, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Doug Jenrath and spouse, Courtney Jenrath by Warranty Deed from Charles B. Rush and spouse, Margaret G. Rush, recorded on the 30th day of March, 2005 in Instrument No. 20050330-0034153, in the Register's Office of Davidson County, Tennessee. Doug Jenrath having since died on March 16th, 2015. Said property having since transferred to Courtney Jenrath 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.

City of Belle Meade taxes for the year 2015 and thereafter, for tax parcel identification number 130-3-175.00, 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 JENRATH SUBDIVISION, as recorded in Plat Book 547, Page(s) 167 and Instrument No. 20100217-0012175.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1333, Page 476 and Book 1467, Page 323.

Easement for Water Mains, recorded in Book 613, Page 404 and Book 924, Page 24.

This is improved property located at 4313 SIGNAL HILL DR Nashville TN 37205-3821

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.

Courtney Jenrath

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal, this 10th day of July, 2015.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: