Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150063695 DEEDWARR
Recvd: 08/03/15 14:16 2 pgs
Fees:13.00 Taxes:2516.00
20150803-0076539

39-B
File #15-1274

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Henry L. Obersteadt and wife, Mary I. Obersteadt**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary G. Shrader and husband, Richard Shrader**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 148 on the Plan of Units 147, 148, 149 and 150 Brighton Close, Phase II, of record in Plat Book 7900, page 136, amended in Plat Book 9700, page 180, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Henry L. Obersteadt and wife, Mary I. Obersteadt by deed from Brian Brenneman and wife, Holley Brenneman, in the amount of $600,000.00, dated April 30, 2008, of record as Instrument No. 20080505-0046009, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 148 Brighton Close, Nashville TN, 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 30th day of July, 2015.

Henry L. Obersteadt

Mary I. Obersteadt

State of Tennessee)
County of Davidson)

On this 30th day of July, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Henry L. Obersteadt and Mary I. Obersteadt, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 680,000.00.

Affiant

Sworn and subscribed before me on this the 30th day of July, 2015.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Mary G. Shrader 148 Brighton Close Nashville, TN 37205	NEW OWNER	104-13-0F-148.00