THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15074752** J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,125,000.00. JAnderson Affiant Subscribed and sworn to before me, this 4th day of August, 2015. JAnderson Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Robert P. Maynard and Cherie Maynard 3518 RICHLAND AVE Nashville TN 37205-2354	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-05-0-394.00

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, **Mark A. Bittles and Deena K. Raja, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Robert P. Maynard and Cherie Maynard, Husband and Wife**, ("Grantees"), their 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 109, BLOCK 4, DIVISION "A", RICHLAND REALTY COMPANY'S PROPERTY, as shown on plat of record in Plat Book 161, Page 151, 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 Mark A. Bittles and spouse, Deena K. Raja by Warranty Deed from Clinton Brown and wife, Tammy P. Brown, recorded on the 20th day of June, 2007 in Instrument No. 20070620-0073561, 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 BLOCK 4, DIVISION "A", RICHLAND REALTY COMPANY'S PROPERTY, as recorded in Plat Book 161, Page(s) 151.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 3518 RICHLAND AVE Nashville TN 37205-2354

BILL GARRETT, Davidson County
Trans:T20150065392 DEEDWARR
Recvd: 08/06/15 14:28 2 pgs
Fees:13.00 Taxes:4162.50
20150806-0078526

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 4th day of August, 2015.

Mark A. Bittles

Deena K. Raja

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark A. Bittles and Deena K. Raja, 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 4th day of August, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018