THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15074600** BILL GARRETT, Davidson County Trans:T20150069045 DEEDWARR Recvd: 08/17/15 14:12 2 pgs Fees:13.00 Taxes:2138.60 20150817-0082514	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $578,000.00. Affiant Subscribed and sworn to before me, this 12th day of August, 2015. Notary Public My Commission Expires:

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Dorothy Keenan and Ray Berk 5921 Long Meadow Road Nashville, TN 37205	Send Tax Bills To: New Owner 5921 Long Meadow Road Nashville, TN 37205	Tax Information: Tax Parcel ID No. 115-08-0-082.00

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, **Nicholas R. Ganick and Rebecca H. Ganick, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dorothy Keenan and Ray Berk, Wife and Husband**, ("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 23, SECTION C-2, WEST MEADE VILLAGE, as shown on plat of record in Plat Book 2331, Page 25, 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 Nicholas R. Ganick and wife, Rebecca H. Ganick by General Warranty Deed from David G. Patterson, Jr., recorded on the 15th day of July, 2002 in Instrument No. 20020715-0085011, 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 SECTION C-2, WEST MEADE VILLAGE, as recorded in Plat Book 2331, Page(s) 25.

This is improved property located at 409 POWDER MILL RD Nashville TN 37205-3225

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 12th day of August, 2015.

Nicholas R. Ganick by Rebecca H. Ganick atty in fact

Rebecca H. Ganick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rebecca H. Ganick, 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 12th day of August, 2015.

Notary Public

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca H. Ganick, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Nicholas R. Ganick, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 12th day of August 2015.

Notary Public

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