THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15064257** BILL GARRETT, Davidson County Trans:T20150070161 DEEDWARR Recvd: 08/20/15 08:46 2 pgs Fees:13.00 Taxes:3700.00 20150820-0083847	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00. Affiant Subscribed and sworn to before me, this 17th day of August, 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: Jeffrey C. Rathmell 222 CARDEN AVE Nashville TN 37205-2422	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10413004500

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, **Darrin E. Yappen and Melanie P. Yappen, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey C. Rathmell and Wendy K. Rathmell, 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 the Northerly 50 feet of Lot No. 52 and the Southerly 10 feet of Lot No. 51 in Bransford Realty Company's Subdivision of Lots Nos. 8, 10, 11, 12 & part of 9 in Block E, Lots Nos. 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and part of 8 in Block F Lots Nos. 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 in Block G in Whitland Realty Company's Subdivision of record in Book 547, Page 53, Register's Office for Davidson County, Tennessee; and described according to a Mortgage Loan Inspection by John Kohl & Company, dated July 16, 1996, License No. 100, whose address is 400 7th Avenue, South, Nashville, TN 37203, as follows, to-wit:

Said property fronts together 60 feet on the Easterly margin of Carden Avenue and extends back between parallel lines, 210 feet of a dead line measuring 60 feet thereon.

Being the same property conveyed to Darrin E. Yappen and spouse, Melanie P. Yappen by Warranty Deed from Sturdavant L. Soward and spouse, Joyce Soward, recorded on the 1st day of August, 1996 in Deed Book 10140, Page 110, 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 recorded in Plat Book 547, Page(s) 53.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 497, Page 197.

This is improved property located at 222 CARDEN AVE Nashville TN 37205-2422

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 17th day of August, 2015.

Darrin E. Yappen

Melanie P. Yappen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Darrin E. Yappen and Melanie P. Yappen, 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 17th day of August, 2015.

Notary Public

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

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018