BOX 10-A

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15064562** BILL GARRETT, Davidson County Trans:T20150074371 DEEDWARR Recvd: 09/01/15 13:32 2 pgs Fees:13.00 Taxes:1646.50 20150901-0088735	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $445,000.00. Affiant Subscribed and sworn to before me, this 31st day of August, 2015. KEVIN MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 3, 2015 Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: William E Townsend and Stephanie S Townsend 6349 Bresslyn Road Nashville TN 37205	Send Tax Bills To: Shelter lending Services, LLC 4000 W. Brown Deer Rd., Ste.E Brown Deer, WI 53209	Tax Information: Tax Parcel ID No. 115-15-0-009.00

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, **Michael Thallemer and Leslie Coakley Thallemer f/k/a Leslie Coakley, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **William E Townsend and Stephanie S Townsend, 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 No. 280 on the Plan of West Meade Farms Inc., Section 'P' of record in Plat Book 2133, Page 279, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Thallemer, unmarried, and Leslie Coakley, unmarried by Warranty deed from Emily Coakley, married, and Leslie Coakley, unmarried of record in Instrument No. 20130111-0003964 Register's Office for Davidson County, Tennessee, dated January 10, 2011 and recorded on January 11, 2011.

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.

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2133, Page 22, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2103, Page 279, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 6349 Bresslyn Road Nashville TN 37205

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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 28 day of August, 2015.

Michael Thallemer

Leslie Coakley Thallemer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Thallemer and Leslie Coakley Thallemer, 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 28 day of August, 2015.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018