{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	{MAP-PARCEL NOS}
{Brian Tannenbaum	{CHG MORTGAGE, INC.	{08312015400 }
{807 Mitchell Road	{3160 CROW CANYON RD	
{Nashville, TN 37206	{SAN RAMON, CA 94583	
{This instrument prepared by: Robert J. Notestine III, Attorney at Law,		
{109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

BILL GARRETT, Davidson County
Trans:T20150075056 DEEDWARR
Recvd: 09/02/15 15:13 2 pgs
Fees:13.00 Taxes:795.50
20150902-0089614

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Kaneko H. Suite, an unmarried woman (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Brian Tannenbaum, an unmarried man and Jillian Neal, an unmarried woman (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 194 on the plan of Rosewood Heights, Section 5, of record in Book 2331, page 39, Register's Office for Davidson County, Tennessee, more particularly describes as follows:

Beginning at a point in the Easterly margin of Mitchell Road, the common corner of Lots 194 and 194; thence in a Northeasterly directions along the line between said lots 95.8 feet to an iron pin; thence southerly 6.5 feet to a concrete monument; thence in a southerly direction 94.9 feet to a concrete monument; thence in a southerly direction 74.1 feet to a concrete monument; thence in a southwesterly direction 125 feet to a concrete monument in the easterly margin of Mitchell Road; thence in a northerly direction along said margin 94.97 feet to the point of beginning.

Being the same property conveyed to James E. Suite and wife, Kaneko Suite by Warranty Deed from James S. Jones and Charles R. Land of record in Book 2633, page 55, said Register's Office for Davidson County, Tennessee. The said James E. Suite has since died on January 7, 1975 and upon his death, title was vested in Kaneko Suite as the sole surviving tenant by the entirety.

Kaneko Suite and Kaneko H. Suite are one and the same person.

This instrument is being executed on behalf of Kaneko H. Suite pursuant to a Limited Power of Attorney executed by her and being filed for record simultaneously herewith.

This is improved real property located at 807 Mitchell Road, Nashville, Tennessee 37206.

This conveyance is subject to the following:

1. Taxes for the year 2015 for Davidson County, Tennessee which is not due and payable.
2. All matters shown on plat, as recorded in Plat Book 2331, Page(s) 39, said Register's Office.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $215,000.00.
(
(
(Subscribed and sworn to before me
(this 28th day of August, 2015.
(
(My Commission Expires: _____

Carla A. McDodd
Affiant

Notary Public

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and binds herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 28th day of August, 2015.

Kaneko H. Suite by Will Raymond Suite ATTORNEY IN FACT
Kaneko H. Suite
By: William Raymond Suite, Attorney in Fact

STATE OF Virginia
COUNTY OF Carroll

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared William Raymond Suite with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Kaneko H. Suite and who acknowledged that he executed the same as the free act and deed of the said Kaneko H. Suite.

WITNESS my hand and official seal at Carroll Cty, Virginia this 28 day of August, 2015.

Laurie Ann Merry
Notary Public

My Commission Expires: September 30, 2018

Laurie Ann Merry
Notary Public 7065817
Commonwealth of Virginia
My Commission Expires
September 30, 2018

