THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15085108** BILL GARRETT, Davidson County Trans:T20150082532 DEEDWARR Recvd: 09/28/15 16:16 2 pgs Fees:13.00 Taxes:740.00 20150928-0098521	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $200,000.00 Affiant Subscribed and sworn to before me, this 21st day of September, 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: Brandon Sheriff 3028 23rd Ave South Nashville, TN 37215	Send Tax Bills To: Farmington Mortgage 2002 Richard Jones Road Suite 300A Nashville, TN 37215	Tax Information: Tax Parcel ID No. 093110A13200CO

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, **Thomas S. Goeppinger, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brandon Sheriff**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

S.

Land in Davidson County, Tennessee, being all of Lot No. 132 on the Plan of Academy Square of record in Book 5200, Page 614, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas S. Goeppinger by Warranty Deed from Mickey W. Moore, recorded on the 6th day of November, 2006 in Instrument No. 20061106-0137710, in the Register's Office of Davidson County, Tennessee.

Said property was never the marital residence of Grantor.

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 ACADEMY SQUARE , as recorded in Plat Book 5200, Page(s) 614.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6117, Page 681, Book 6222, Page 873 and Book 9520, Page 748, as amended at Instrument No. 20101216-0100149.

Terms and provisions of by-Laws recorded in Book 6117, Page 700, as amended in Instrument Nos. 20070601-0065419, 20080130-0009636, 20090324-0026484,

as corrected at Instrument No. 20100315-0019427, 20090409-0032557 and 20101216-0100150.

Charter recorded in Book 6125, Page 384.

This is improved property located at 132 ACADEMY SQ Nashville TN 37210-2054

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 21st day of September, 2015.

THOMAS S. GOEPPINGER BY BRADFORD SCHLEBEN
Thomas S. Goeppinger by ~~Bradley~~ Bradford Schleben, his Attorney-in-Fact ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared ~~Bradley~~ Bradford before me, the undersigned, a Notary Public in and for said County and State, ~~Bradley~~ Schleben, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Thomas S. Goeppinger, 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 21st day of September, 2015.

Notary Public

My Commission Expires: _____

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

MY COMMISSION EXPIRES SEPTEMBER 10, 2018