THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15085182** BILL GARRETT, Davidson County Trans:T20150083435 DEEDWARR Recvd: 10/01/15 08:50 2 pgs Fees:13.00 Taxes:4625.00 20151001-0099637	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00. Kathy Goodson Affiant Subscribed and sworn to before me, this 30th day of September, 2015. Corylyn S. Priest Notary Public My Commission Expires: 7/8/2018 CORYLYN S. PRIEST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Michael D. Sontag, Trustee of the RMB Nominee Trust 111 BALLEROY DR Brentwood TN 37027-4036	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 15811005600

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, **Darrell Denson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael D. Sontag, Trustee of the RMB Nominee Trust under Agreement dated September 25,** 2015 ("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 No. 2 on the Final Plat of Balleroy Subdivision, of record in Instrument No. 200006200061336 and as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20010418-0038197, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed by Warranty Deed from Kathy A. Hughes and husband, John R. Hughes, Jr. to Darrell Denson and wife, Jamie Denson, as recorded on the 23rd day of May, 2008 in Instrument No. 20080523-0052852 and Quitclaim Deed from Jamie Denson to Darrell Denson, as recorded on the 3rd day of July, 2013 in Instrument No. 20130703-0069260, 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 of FINAL PLAT, BALLEROY SUBDIVISION, as recorded in Instrument No. 20000620-0061336, corrected by Surveyor's Certificate of Correction recorded at Instrument No. 20010418-0038197.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20000619-0061044 and 20000621-0061679.

Easement for Water Mains, recorded in Book 2698, Page 147.

Easement for Sanitary Sewers, recorded in Book 8275, Page 977.

Restrictive Covenant for Mother-in-law Apartment as set forth in instrument recorded in Instrument No. 20040818-0100051.

This is improved property located at 111 BALLEROY DR Brentwood TN 37027-4036

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 30th day of September, 2015.

Darrell Denson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Darrell Denson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2015.

Notary Public

My Commission Expires: _____

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