THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15095382** BILL GARRETT, Davidson County Trans:T20150088724 DEEDWARR Recvd: 10/19/15 11:30 2 pgs Fees:13.00 Taxes:1480.00 20151019-0106013	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me, this 16th day of October, 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: Robert Rhoden and Nicole Rhoden 2502 BARTON AVE Nashville, TN 37212-4115	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10411015200

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 Cronin, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Rhoden and Nicole Rhoden, 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:

Being the Westerly 50 feet of Lot No. 43 on the Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, as of record in Book 421, Page 7, Register's Office for said County.

Said part of Lot No. 43 fronts 50 feet on the Northerly side of Barton Avenue and runs back between parallel lines 185 feet to an alley.

Being the same property conveyed by Warranty Deed from Everette Ronald Harvey, unmarried to Michael Cronin, married as recorded on the 15th day of May, 2015 in Instrument No. 20150515-0045055; Quitclaim Deed from William Donald Harvey, unmarried to Everette Ronald Harvey, unmarried as recorded on the 6th day of February, 2004 in Instrument No. 20040206-0014639; Davidson County Warranty as recorded on the 14th day of August, 1940 in Deed Book 1165, Page 102; see also Last Will and Testament as recorded on the 30th day of April, 2001 in Instrument No. 20010430-0042898 and Affidavit of Heirship as recorded on the 25th day of June, 2004 in Instrument No. 20040625-0075617, in the Register's Office of Davidson County, Tennessee.

Subject property is not 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 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE EDGAR HOME PLACE, as recorded in Plat Book 421, Page(s) 7.

This is improved property located at 2502 BARTON AVE Nashville TN 37212-4115

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 16th day of October, 2015.

Michael Cronin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 16th day of October, 2015.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018