THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15074697** AMY C. SCHLEIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$335,000.00~~. Affiant Subscribed and sworn to before me, this 29th day of October, 2015. Notary Public My Commission Expires: 9-11-17

WARRANTY DEED

Address New Owner: Kathryn S. Wolf 4604 Camellia Place Nashville TN 37216-1802	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 061-08-129.00

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, **Nathaniel Hartmann and Jennifer Larson, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathryn S. Wolf and James M. Wolf, Wife and Husband**, ("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 part of Tract No. 1 on the Plan of A.J. McGaughey's Second Haysboro Subdivision, of record in Book 547, Page 43, Register's Office for Davidson County, Tennessee and being known as Lot No. 16 on the Map of the Subdivision of the George C. Nolen 10 acre tract, as shown on an unrecorded Map prepared by Erie Drake, County Surveyor, May 30, 1935, as follows:

Beginning at a point in the Easterly margin of Camellia Place, said point being 600 feet Southerly, as measured along the East margin of Camellia Place from the Southeasterly corner of the intersection of Camellia Place and Log Cabin Road; thence along the Easterly margin of Camellia Place, South 6-1/4 degrees East 100 feet to a point; thence leaving Camellia Place, North 87-1/2 degrees East 220 feet to a point; thence North 6-1/4 degrees West 100 feet to a point; thence South 87-1/2 degrees West 220 feet to a point in the Easterly margin of Camellia Place, the point of beginning.

Being the same property conveyed by Warranty Deed from Doug Brooks and Lynn Brooks, husband and wife to Nathaniel Hartmann and Jennifer Larson, husband and wife, as recorded on the 8th day of October, 2013 in Instrument No. 20131008-0105408 and Warranty Deed from Mission Properties, LLC to Doug Brooks and Lynn Brooks, husband and wife, as recorded on the 3rd day of January, 2013 in Instrument No. 20130103-0001050, 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.

BILL GARRETT, Davidson County
Trans:T20150094771 DEEDWARR
Recvd: 11/06/15 10:07 2 pgs
Fees:13.00 Taxes:1239.50
20151106-0113252

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A.J. MCGAUGHEY'S SECOND HAYSBORO SUBDIVISION, as recorded in Plat Book 547, Page(s) 43.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Sewer/Storm Drainage, recorded in Book 4203, Page 305.

Easement for the flow of the waters of the Creek (Shown on plat), and the rights of the public therein.

This is improved property located at 4604 Camellia Place Nashville TN 37216-1802

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 29th day of October, 2015.

Nathaniel Hartmann

Jennifer Larson by Nathaniel Hartmann Attorney-in-Fact
Jennifer Larson n/k/a Jennifer Lynn Hartmann
By Nathaniel Hartmann, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nathaniel Hartmann, 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 29th day of October, 2015.

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

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathaniel Hartmann, 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 Jennifer Larson n/k/a Jennifer Lynn Hartmann 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 29th day of October, 2015.

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

Notary Public