THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15115833**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me this 18th day of November, 2015. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20150098536 DEEDWARR
Recvd: 11/19/15 13:37 2 pgs
Fees:13.00 Taxes:1850.00
20151119-0117515

SHERRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Aletha Karls 7932 MEADOW VIEW DR Nashville, TN 37221-4133	New Owner	Tax Parcel ID No. 15610003000

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, **Patrick D. Birmingham and wife, Catherine C. Birmingham** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Aletha Karls,** unmarried, ("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. 32 on the plan of Templegate, Section 3, of record in Book 8250, Page 868, Register's Office of said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patrick D. Birmingham and wife, Catherine C. Birmingham by Warranty Deed from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee corporation, recorded on the 15th day of November, 1999 in Deed Book 11743, Page 672, 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 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TEMPLEGATE, SECTION 3, as recorded in Plat Book 8250, Page(s) 868.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Book 6766, Page 754.

This is improved property located at 7932 MEADOW VIEW DR Nashville, TN 37221-4133.

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 18th day of November, 2015.

Patrick D. Birmingham

Catherine C. Birmingham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patrick D. Birmingham and Catherine C. Birmingham, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of November, 2015.

Notary Public

My Commission Expires: _____

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

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018