THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15115779** BILL GARRETT, Davidson County Trans:T20150110018 DEEDWARR Recvd: 12/30/15 11:43 2 pgs Fees:13.00 Taxes:703.00 20151230-0131076	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $190,000.00. Affiant Subscribed and sworn to before me, this 18th day of December, 2015. Notary Public My Commission Expires: 6/14/2017 D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Yasmin Chaudry 556 CASTLEGATE DR Nashville, TN 37217-4210	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 136-14-0-012.00

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, **Timothy Brown, a single man and Jared Oldenkamp, a single man** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Yasmin Chaudry**, ("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 15, SECTION 1, CASTLEGATE, as shown on plat of record in Plat Book 4460, Page 115, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from William A. Cory, a single person to Timothy Brown, a single man and Jared Oldenkamp, a single man, as recorded on the 16th day of July, 2015 in Instrument No. 20150716-0069386 and Warranty Deed from Aerial Investment Properties, LLC, a Tennessee limited liability company to William A. Cory, a single man, as recorded on the 13th day of January, 2012 in Instrument No. 20120113-0004084, 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 SECTION 1, CASTLEGATE, as recorded in Plat Book 4460, Page(s) 115.

This is improved property located at 556 CASTLEGATE DR Nashville, TN 37217-4210.

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 December, 2015.

Timothy Brown

Jared Oldenkamp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Timothy Brown and Jared Oldenkamp, 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 December, 2015.

Notary Public

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

My Commission Expires: _____