THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15115992** BILL GARRETT, Davidson County Trans:T20160001274 DEEDWARR Recvd: 01/06/16 15:19 2 pgs Fees:13.00 Taxes:1820.40 20160106-0001377	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $492,000.00. Affiant Subscribed and sworn to before me, this 6th day of January, 2016. Notary Public My Commission Expires: SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: April E Dace and Kelly M Minter 2018 Sweetbriar Ave Nashville TN 37212-5412	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-15-444.00

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, **Micah Lacher and David Dorris** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Kelly Minter, a single woman and April Dace, a single woman**, ("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 11, T.W. Crutcher & Co's Plat of Hostetter's Subdivision of Lots 1, 2 and 3 of the Bain Tract, as shown on plat of record in Plat Book 547, Page 136, and in Book 843, Page 71 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 to Micah Lacher and David Dorris by Warranty Deed from Alan Adams, recorded on the 21st day of August, 2013 in Instrument No. 20130821-0088087, 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 T.W. CRUTCHER & CO'S PLAT OF JACOB HOSTETTER'S SUBDIVISION OF LOTS 1, 2 AND 3 OF THE BAIN TRACT, as recorded in Plat Book 547, Page(s) 136 and Plat Book 843, Page 71.

This is improved property located at 2018 Sweetbriar Ave Nashville, TN 37212-5412.

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 6th day of January, 2016.

Micah Lacher

David C. Dorris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Micah Lacher and David C. Dorris, 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 6th day of January, 2016.

Notary Public

My Commission Expires:

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