Box 3Lo

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15126007** BILL GARRETT, Davidson County Trans:T20160001999 DEEDWARR Recvd: 01/08/16 14:27 2 pgs Fees:13.00 Taxes:480.63 20160108-0002198	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $129,900.00. June Lowell Affiant Subscribed and sworn to before me, this 7th day of January, 2016. Notary Public My Commission Expires: 9.12.17 APRIL N BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

WARRANTY DEED

Address New Owner: Christopher Magro 113 Albee Court Hermitage TN 37076-2702	Send Tax Bills To: F&M Bank 2081 Wilma Rudolph Blvd Clarksville, TN 37040	Tax Information: Tax Parcel ID No. 086-10-0-074.00

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, **Benjamin R. Solum and Tiffany A. Solum, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Christopher Magro , a single man**, ("Grantee"), his 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. 58 on the Plan of Chapelwood, Section 2, of record in Plat Book 5200, Page 83, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benjamin R. Solum and Tiffany A. Solum, husband and wife by Warranty deed from Revita-Properties, LLC a Tennessee Limited Liability Company of record in Instrument No. 20141031-0100839, Register's Office for Davidson County, Tennessee, dated October 17, 2014 and recorded on October 31, 2014.

The execution of this instrument is effected by the signature of James Alexander as Attorney-in-fact for Benjamin R Solum, which Power of Attorney is recorded in Instrument No. 20160108-0002196, and also by the signature of James Alexander as Attorney-in-fact for Tiffany A Solum, which Power of Attorney is recorded in Instrument No. 20160108-0002197, both in said Register's Office.

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.

Taxes for the year 2016 a lien, due and payable, but not delinquent.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. Subject to all matters shown on the Plan of record in Plat Book 5200, Page 83, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 5333, Page 315 and Book 6234, Page 193, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 113 Albee Court Hermitage TN 37076-2702

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 7th day of January, 2016.

Benjamin R. Solum by James Alexander as Attorney in fact

Tiffany A. Solum by James Alexander as 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, **James Alexander,** 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 Benjamin R Solum and Tiffany A Solum,** 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 7th day of January, 2016.

Notary Public

My Commission Expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018