THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15126003** J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,050,000.00. Affiant Subscribed and sworn to before me, this 8th day of January, 2016. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Mark Johnson and Anna Rudeva 2410 OAKLAND AVE Nashville TN 37212-5508	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-16-283.00

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, **Kevin H. Douglas and Jessica F. Douglas, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Johnson and Anna Rudeva, as joint tenants with right of survivorship** ("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 the Southerly one-half of Lot No. 172 on the Plan of Belmont Land Company's Plan of Lots called Belmont Heights, as of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee.

Said part of Lot Number 172 fronts 50 feet on the Easterly side of Oakland Street and runs back 160 feet on the South line and 151-1/2 feet, more or less, on the North line, to an alley.

Being the same property conveyed by Quitclaim Deed from Kevin H. Douglas, married to Kevin H. Douglas and Jessica F. Douglas, husband and wife, as recorded on the 27th day of March, 2013 in Instrument No. 20130327-0030248 and Warranty Deed from Robert Brady Fry, married to Kevin H. Douglas, as recorded on the 12th day of July, 2006 in Instrument No. 20060712-0083819, 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND COMPANY'S PLAN OF LOTS CALLED BELMONT HEIGHTS, as recorded in Plat Book 421, Page(s) 34.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 339, Page 546 and Book 2093, Page 107.

BILL GARRETT, Davidson County
Trans:T20160002766 DEEDWARR
Recvd: 01/12/16 09:36 2 pgs
Fees:13.00 Taxes:3885.00
20160112-0003036

This is improved property located at 2410 OAKLAND AVE Nashville TN 37212-5508

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 8th day of January, 2016.

Kevin H. Douglas

Jessica F. Douglas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin H. Douglas and Jessica F. Douglas, 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 8th day of January, 2016.

Notary Public

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

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018