THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15126108**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $192,900.00. Affiant Subscribed and sworn to before me, this 15th day of January, 2016. Notary Public My Commission Expires: 3/3/19

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Sean M. Bickford 425 EDWIN ST Nashville TN 37207-5201	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 71-8-298.00

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, **Dustin Lee Enger and Senaya Lauren Woodhouse, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sean M. Bickford, a single man and James A. Curl, Jr., a single man, tenants in common**("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. 80 on the Plan of Joywood, a subdivision of Nashville of record in Plat Book 974, Page 45, 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 by Warranty Deed from Robert Vanderheyden, unmarried to Dustin Lee Enger and Senaya Lauren Woodhouse, husband and wife, as recorded on the 16th day of April, 2015 in Instrument No. 20150416-0033496 and Warranty Deed from James E. Blunkall and wife, Brenda L. Blunkall to Robert Vanderheyden, unmarried, as recorded on the 7th day of October, 2005 in Instrument No. 20051007-0121268, 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 JOYWOOD, as recorded in Plat Book 974, Page(s) 45.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 425 EDWIN ST Nashville TN 37207-5201

Davidson County DEEDWARR
Recvd: 01/19/16 08:15 3 pgs
Fees:18.00 Taxes:713.73
20160119-0004598

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 15th day of January, 2016.

Dustin Lee Enger

Senaya Lauren Woodhouse

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dustin Lee Enger and Senaya Lauren Woodhouse, 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 15th day of January, 2016.

Notary Public

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

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

True Copy Certification

I, Cari Mule' do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Cari Mule', who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:03/20/2018

