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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16016257** BILL GARRETT, Davidson County Trans:T20160005541 DEEDWARR Recvd: 01/21/16 09:35 2 pgs Fees:13.00 Taxes:1295.00 20160121-0006112	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me, this 15th day of January, 2016. Notary Public My Commission Expires: WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Elliott Kershaw 876 FONNIC DR Nashville TN 37207-1308	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 033130A00900CO

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, **David A. Springsteen, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elliott T. Kershaw and Franchelle Kershaw, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 3rd Coucilmanic District Metropolitan Nashville, Davidson County, Tennessee, being Lot(s) Number 9, as shown on the map entitled the Plan of Hidden Springs, Phase One, Section Two, of record in Instrument Number 20050209-0015118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee to David A. Springsteen, as recorded on the 29th day of June, 2015 in Instrument No. 20150629-0062515; Quitclaim Deed from Michael Seay, a married man to Michael Seay and Brenda Seay, as tenants in common with rights of survivorship, as recorded on the 27th day of August, 2008 in Instrument No. 20080827-0087994 and Warranty Deed from Southern Home Builders, LLC to Michael Seay, a married man, as recorded on the 30th day of August, 2007 in Instrument No. 20070830-0104300, in the Register's Office of Davidson County, Tennessee.

Said property was never the marital residence of the Grantor.

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 HIDDEN SPRINGS, PHASE ONE, SECTION TWO, as recorded in Instrument No. 20050209-0015118.

Easement for Utility, recorded in Book 4507, Page 531.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7885, Page 733.

Stormwater Detention Agreement recorded at Instrument No. 20040728-0090336.

This is improved property located at 876 FONNIC DR Nashville TN 37207-1308

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.

David A. Springsteen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David A. Springsteen, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of January, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018