THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16026526** BILL GARRETT, Davidson County Trans:T20160021451 DEEDWARR Recvd: 03/16/16 09:55 2 pgs Fees:13.00 Taxes:1476.30 20160316-0024878	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $399,000.00 Affiant Subscribed and sworn to before me, this 14th day of March, 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: Thomas Brandstater and Haley Gossett 6725 CURRYWOOD DR Nashville, TN 37205-3066	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11506002600

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, **Sara G. Rodefeld** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Brandstater and Haley Gossett** both unmarried, ("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 40, SECTION TWO, WEST MEADE HILLS, as shown on plat of record in Plat Book 2900, Page 98 *(erroneously referred to as Book 3851, Page 759 in prior conveyances),* 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 by Quitclaim Deed from Andrew C. Ertl to Sara G. Rodefeld, as recorded on the 6th day of March, 2012 in Instrument No. 20120306-0019568 and Warranty Deed from Henry J. Helmers and Laura S. (Jefferson) Helmers to Andrew C. Ertl and Sara G. Rodefeld, husband and wife, as recorded on the 17th day of December, 2001 in Instrument No. 20011217-0139117, 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 SECTION TWO, WEST MEADE HILLS, as recorded in Plat Book 2900, Page(s) 98.

This is improved property located at 6725 CURRYWOOD DR Nashville, TN 37205-3066.

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 14th day of March, 2016.

Sara G. Rodefeld

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 14th day of March, 2016.

Notary Public

My Commission Expires:

