Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #16-1050

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brittany Durham and Nicholas Durham, wife and husband,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Laser, single man,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat, Resubdivision of part of Lot 51 on the Plan of Brownsville of record in Plat as Instrument No. 20060330-0035940, 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 Brittany Durham and Nicholas Durham, wife and husband by deed from Panthenon Development Partner's, LLC, a Tennessee Limited Liability Company, dated February 27, 2013, of record as Instrument No. 20130305-0021955, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 316 Rosebank Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 14th day of March, 2016.

Brittany Durham

Nicholas Durham

BILL GARRETT, Davidson County
Trans:T20160021696 DEEDWARR
Recvd: 03/16/16 15:20 2 pgs
Fees:13.00 Taxes:2138.60
20160316-0025162

State of Tennessee)
County of Davidson)

On this 14th day of March, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Brittany Durham and Nicholas Durham, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 578,000.00.

Affiant

Sworn and subscribed before me on this the 14th day of March, 2016.

Notary Public

My Commission Expires: 5/8/18

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Robert Laser	F & M Bank	83-3-428.00
316 Rosebank Avenue	50 Franklin Street	
Nashville, TN 37206	Clarksville, TN 37040	