THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16026570** BILL GARRETT, Davidson County Trans:T20160024461 DEEDWARR Recvd: 03/28/16 10:26 2 pgs Fees:13.00 Taxes:1838.90 20160328-0028510	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $497,000.00. Affiant Subscribed and sworn to before me, this 25th day of March, 2016. Notary Public My Commission Expires: 10/18/16 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Andrew Lange and Jennifer Cox 2711 SUNSET PL Nashville, TN 37212-4817	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10415009900

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, **Rick Fisher, as trustee of the 2711 Sunset Place Revocable Trust, dated July 20th 2015** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Lange and Jennifer Cox, husband and wife**, ("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 Westerly one-half of Lot No. 16 on the map of Sunset Park Subdivision, of record in Book 332, Page 132, said Register's Office.

Said part of Lot No. 16 fronts 50 feet on the Southerly margin of Sunset Place, formerly B Street, and extends back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed by Quitclaim Deed from James Russell Lauderdale, unmarried to Rick Fisher, as trustee of the 2711 Sunset Place Revocable Trust, dated July 20th 2015, as recorded on the 29th day of July, 2015 in Instrument No. 20150729-0074419 and Warranty Deed from Janet (shown in error as Janek) K. LeCornu and spouse, Mark A. LeCornu to James Russell Lauderdale, unmarried, as recorded on the 16th day of September, 1997 in Deed Book 10610, Page 612, 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 SUNSET PARK SUBDIVISION, as recorded in Plat Book 332, Page(s) 132.

This is improved property located at 2711 SUNSET PL Nashville, TN 37212-4817.

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 25th day of March, 2016.

Rick Fisher, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rick Fisher, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of the 2711 Sunset Place Revocable Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 25th 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