THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16026485** J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $284,450.00. Affiant Subscribed and sworn to before me, this 18th day of March, 2016. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Jesse Davis and Audrey K. Davis 4806 Danby Dr Nashville TN 37211-4402	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 147-1-262.00

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, **Phillip M. Tomlinson and Sarah Tomlinson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jesse Davis and Audrey K. Davis, 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 Lot No. 197, on the plan of Caldwell Hall Subdivision, Section 1, Revised, as shown on plat of record in Plat Book 2900, Page 57, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 197 fronts 80 feet on the Easterly side of Danby Drive and runs back 161 feet on the North line and 160.5 feet on the South line to a dead line in the rear, measuring 80 feet thereon.

Being the same property conveyed to Philip M. Tomlinson and Sarah Tomlinson, husband and wife by Warranty Deed from Guy Watkins and Courtney Watkins, husband and wife, recorded on the 3rd day of August, 2012 in Instrument No. 20120803-0069299, 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 CALDWELL HALL, as recorded in Plat Book 2900, Page(s) 57.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2929, Page 117 and Book 2997, Page 93.

BILL GARRETT, Davidson County
Trans:T20160025469 DEEDWARR
Recvd: 03/30/16 09:12 2 pgs
Fees:13.00 Taxes:1052.47
20160330-0029773

This is improved property located at 4806 Danby Dr Nashville TN 37211-4402

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 18th day of March, 2016.

Phillip M. Tomlinson

Sarah Tomlinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Phillip M. Tomlinson and Sarah Tomlinson, 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 18th day of March, 2016.

Notary Public

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

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018