WARRANTY DEED

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $369,999.00.

Affiant

Subscribed and sworn to before me this 24th day of March, 2016.

Jennifer Crowell
Notary Public
My Commission expires: 2/24/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jamie Jo Breitbach	NEW OWNER	12700020500
7801 Steeplechase Lane		
Nashville, TN 37221		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **A & G PROPERTIES, LLC, A Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jamie Jo Breitbach, an unmarried woman and Jason Scott Sanderbeck, an unmarried man as tenants in common with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 13, on the Plan of Saddle Ridge, Section Two, of record in Plat Book 5200, Pages 366 and 367, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to A & G PROPERTIES, LLC, A Tennessee limited liability company from New Dawn Property Solutions, LLC, a Tennessee limited liability company by Warranty Deed on July 30, 2015, of record in Instrument Number 20150812-0080779, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, Page 366, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5660, Page 823 and Book 5686, Page 550, Register's Office for Davidson County, Tennessee.

This is improved property known as: **7801 Steeplechase Lane, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

BILL GARRETT, Davidson County
Trans: T20160026591 DEEDWARR
Recvd: 04/01/16 14:05 2 pgs
Fees: 13.00 Taxes: 1369.00
20160401-0031174

WITNESS our hands this March 24, 2016.

A & G Properties, LLC, a Tennessee limited liability company

By Kyle Allen, member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Kyle Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to a Member of A & G Properties, LLC, the within named bargainor, a limited liability company and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of A & G Properties, a Tennessee limited liability.

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY