WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-6-19

(AFFIX SEAL)

R-VRES-16-2402-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nathaniel J. Dafler and Jessica A. Dafler	Same as Owner	
(NAME)	(NAME)	**062-13-0-104.00**
2402 Claypool Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARIJO E. ENGLISH, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NATHANIEL J. DAFLER AND JESSICA A. DAFLER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1: Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Moss Rose Heights Subdivision Section No. 2, Extended of record in Plat Book 1424, Page 109, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2: Land in Davidson County, Tennessee, being Westerly part of Lot No. 1 on the Plan of Moss Rose Heights Subdivision Section No. 2, Extended of record in Plat Book 1424, Page 109, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot fronts 17 feet on the south side of Claypool Avenue and runs back between lines, 117 feet on the west line and 117 feet, more or less, on the east line to the north line of Lot No. 2 on which it measures 5 feet.

Being the same property conveyed to Marijo E. English, unmarried by Warranty deed from Charles Linton Stanley, II, married of record in Instrument No. 20141017-0096026 Register's Office for Davidson County, Tennessee, dated October 15, 2014 and recorded on October 17, 2014.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 1424, Page 109, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2402 Claypool Street, Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

BILL GARRETT, Davidson County
Trans:T20160026670 DEEDWARR
Recvd: 04/01/16 15:13 2 pgs
Fees:13.00 Taxes:1295.00
20160401-0031298

Witness my/our hand(s) this the 31st DAY OF MARCH, 2016.

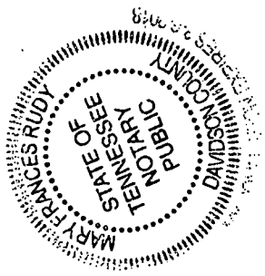
Marijo E. English

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIJO E. ENGLISH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212