THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16036800**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $230,000.00. Affiant Subscribed and sworn to before me, this 1st day of April, 2016. Notary Public My Commission Expires:

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2016

BILL GARRETT, Davidson County
Trans:T20160027110 DEEDWARR
Recvd: 04/04/16 14:40 2 pgs
Fees:13.00 Taxes:851.00
20160404-0031893

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sean Bremner and Megan Bremner 1717 MARSDEN AVE Nashville, TN 37216-3922	New Owner	Tax Parcel ID No. 72-12-68.00

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, **Geoffrey W. Newhall** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sean Bremner and Megan Bremner, 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:

Lot Number 153 and the Easterly 8 feet of Lot Number 152 and the Westerly 3.5 feet of Lot Number 154 on the Plan of Riverside Drive Subdivision, as of record in Book 974, Pages 60 and 61, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said lot and parts of lots adjoin and front together 61.5 feet on the Northerly side of Marsden Avenue and run back between parallel lines 150 feet more or less, to a dead line.

Being the same property conveyed to Geoffrey W. Newhall by Special Warranty Deed from MTGLQ Investors, L.P., recorded on the 30th day of May, 2007 in Instrument No. 20070530-0064297, in the Register's Office of Davidson County, Tennessee.

Subject property is not the marital residence of the Grantor.

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 RIVERSIDE DRIVE SUBDIVISION, as recorded in Plat Book 974, Page(s) 60 and 61.

This is improved property located at 1717 MARSDEN AVE Nashville TN 37216-3922.

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 1st day of April, 2016.

Geoffrey W. Newhall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Geoffrey W. Newhall, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of April, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018