THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 16036757

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20160027113 DEEDWARR
Recvd: 04/04/16 14:46 2 pgs
Fees:13.00 Taxes:5735.00

20160404-0031901

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,550,000.00.

VAnderson
Affiant

Subscribed and sworn to before me, this 1st day of April, 2016.

JAnderson
Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Riley Bryant and Sarah Bryant 2503 Belmont Boulevard Nashville TN 37212	New Owner	Tax Parcel ID No. 104-16-0-299.00

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, **David L. Haverkamp, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Riley Bryant and Sarah Bryant, husband and wife**, ("Grantees"), their 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 southerly half of Lot No. 179 on the plan of Belmont Land Co's Plan of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said Part of Lot 179 fronts 50 feet on the westerly side of Belmont Boulevard and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to DAVID L. HAVERKAMP and FRANK X. HAVERKAMP, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, by deed from EBERHARD F. RAMM and NANCY J. JACKSON, husband and wife, of record in Instrument No. 20150408-0030778 , dated March 31, 2015 , said Register's Office. Being further conveyed to DAVID L. HAVERKAMP by deed from FRANK X. HAVERKAMP of record in Instrument No. 20150828-0087254, dated August 20, 2015, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 104-16-0-299.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 421, page 34, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 20151016-0105552, said Register's Office.

This is improved property located at 2503 Belmont Boulevard Nashville TN 37212

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.

David L. Haverkamp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David L. Haverkamp, 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