THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16026527**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$196,500.00~~ Affiant Subscribed and sworn to before me, this 4th day of ~~April, 2016~~. Notary Public My Commission Expires:

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

BILL GARRETT, Davidson County
Trans:T20160028231 DEEDWARR
Recvd: 04/07/16 09:36 2 pgs
Fees:13.00 Taxes:727.05

20160407-0033304

WARRANTY DEED

Address New Owner: Michael T Davis and Nora Davis, 332 Vaughn Street Nashville, TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105-01-A-6.00 CO

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, **Betsy A. Clapsaddle n/k/a Betsy C. Nenni, married**Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael T Davis and Nora Davis, husband and wife, and Thomas Mata, married**("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 Unit No. 6 on the Plan of St. Augustine Court Townhomes shown as Exhibit A-2 of record in Doc. No. 20050405-0037321 Register's Office for said County, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Betsy A. Clapsaddle, unmarried by Warranty Deed from Harold Rees Greenman, married, recorded on the 25th day of April, 2007 in Instrument No. 20070425-0049519, in the Register's Office of Davidson County, Tennessee.

Anthony Nenni joins in this instrument to convey any and all interest in said property, marital or otherwise.

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 recorded in Plat Book 21, Page(s) 83.

Covenants, Conditions and Restrictions recorded in Instrument Nos. 20050405-0037321 and 20070409-0042048.

Charter of St. Augustine Court Condominium Homeowners Association recorded at Instrument No. 20050405-0037306, amended at Instrument No. 20050405-0037307.

Quitclaim Deed for Common Area recorded at Instrument No. 20050607-0065010.

This is improved property located at 1005 13TH AVE S #6 Nashville TN 37212-2403

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 4th day of April, 2016.

Betsy A. Clapsaddle n/k/a Betsy C. Nenni Anthony Nenni

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Betsy A. Clapsaddle n/k/a Betsy C. Nenni and Anthony Nenni, 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 4th day of April, 2016.

Notary Public

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