THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16026675**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $237,000.00. Affiant Subscribed and sworn to before me, this 30th day of March, 2016. Notary Public My Commission Expires: 8/18/18

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20160029093 DEEDWARR
Recvd: 04/11/16 10:14 2 pgs
Fees:13.00 Taxes:876.90
20160411-0034319

WARRANTY DEED

Address New Owner: Catherine L. Hendrix 336 Parmley Lane Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 049-10-0A-094.00-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, **Andrew John Jager, single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Catherine L. Hendrix, unmarried woman**, ("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 Lot(s) 94, as shown on the map entitled the Plan of Parmley Cove, Phase One, of record in Instrument No. 20130417-0038081, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ANDREW JOHN JAGER, AN UNMARRIED MAN, by deed from JEFFREY K. PERSON AND DEBORAH PERSON, HUSBAND AND WIFE, of record in Instrument No. 20151113-0115274, dated November 6, 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. 049-10-0A-094.00-CO.

Davidson County taxes for 2015, Map-Par. 049-10-0A-094.00-CO, $2,248.97, Paid.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no 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 Instrument No. 20130417-0038081, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments,

charges and liens, contained in an instrument of record in Instrument No. 2013045-0033834, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20110308-0018355, said Register's Office.

Anchor Easement of record in Book 5596, page 797, said Register's Office.

Informational Note: The chain of title reveals the following deeds to grantees, who have owned said premises for the last 24 months, other than the instrument(s) referred to in Schedule A, Item 5 herein:

Warranty Deed of record in Instrument No. 20140922-0086714, dated September 19, 2014, said Register's Office.

Warranty Deed of record in Instrument No. 20140701-0057412, dated June 30, 2014, said Register's Office.

Warranty Deed of record in Instrument No. 20101209-0098284, dated December 6, 2010, said Register's Office.

This is improved property located at 336 Parmley Lane Nashville TN 37207

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 30th day of March, 2016.

Andrew John Jager

Andrew John Jager, By Brenton Blackwelder, Attorney in fact

By: Brenton Blackwelder, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brenton Blackwelder, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Andrew John Jager of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of March, 2016.

Notary Public

My Commission Expires: _____

Record & Return To:

Limestone Title and Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127

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