(1)

Box 36

THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE KELLEY*** *330 Commerce Street, Suite 110* *Nashville, TN 37201* *(615) 256-9999* ***File No. 29225CDF***	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $285,000.00.* *Affiant* *SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2016.* *Notary Public* *My commission expires*

BILL GARRETT, Davidson County
Trans:T20160031561 DEEDWARR
Recvd: 04/18/16 14:53 3 pgs
Fees:18.00 Taxes:1054.50
20160418-0037290

RUBYE RAMEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES AUGUST 27 2019

Name and Address of New Owner:

Douglas A. Brace, Trustee
330 Commerce Street, Suite 110
Nashville, TN 37201

Send Tax Bills To:

New Owner

Street Address of Subject Property:	**Map and Parcel:**
225 Jones Parkway Brentwood, TN 37027	171-7-B-010 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **KEVIN McNAMARA**, a married man, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **DOUGLAS A. BRACE, TRUSTEE,** hereinafter called "**GRANTEE,**" his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 210 on the Final Plan of Annandale, Phase I, of record in Instrument No. 20051209-0148093 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kevin McNamara by Warranty Deed from Wolf Chase Development, LLC, a Tennessee limited liability company, of record as Instrument No. 20130424-0040499 in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 225 Jones Parkway, Brentwood, TN 37027.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan Nashville/Davidson County real property taxes for 2016 which have been prorated between the parties and assumed by Grantee.

2. All matters shown on Final Plan of Annandale, Phase 1, of record as Instrument No. 20051209-0148093 in the Register's Office for Davidson County, Tennessee.

3. All matters on Plan of record in Plat Book 6200, page 624, in said Register's Office.

4. Letter from Metropolitan Government limiting use of sewage and absorption systems of record in Book 5640, page 480, in said Register's Office.

5. Storm Water Detention Agreement of record as Instrument No. 20040825-0102573 and as Instrument No. 20050526-0059633 in said Register's Office.

6. Declaration of Covenants, Conditions and Restrictions for Annandale of record as Instrument No. 20051128-0142346 as amended by Instrument No. 20070302-0026101 in said Register's Office.

7. Quitclaim Deed to the Annandale Homeowners' Association for Common Areas and Open Space of record as Instrument No. 20150116-0004896 in said Register's Office.

8. Charter of the Annandale Homeowners' Association, Inc. of record as Instrument No. 20060203-0013943 in said Register's Office.

9. Rights of Repurchase pursuant to paragraph 11 of Annandale Homesite Purchase Agreement between Wolf Chase Development, LLC (the "Developer") and Kevin McNamara dated April 4, 2013 pertaining to Lot 210, Annandale Subdivision.

10. Subject to the rights of others in and to the common areas.

11. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

Spouse does not join in this conveyance as subject property is not now nor has it even been used as the primary residence of the parties.

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, his successors and assigns, forever; and Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said Grantee, his successors 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.

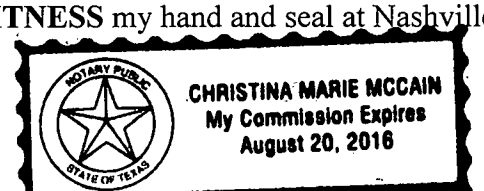
WITNESS my hand this 15th day of April, 2016.

KEVIN McNAMARA

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KEVIN McNAMARA**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, the day and year first above written.



NOTARY PUBLIC

My commission expires: 8/20/2016

F:\DAB\225 Jones Parkway\Warranty Deed.doc