THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16036764** KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $237,000.00. Roberta Dail Affiant Subscribed and sworn to before me, this 13th day of April, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160031763 DEEDWARR
Recvd: 04/19/16 08:55 2 pgs
Fees:13.00 Taxes:876.90
20160419-0037487

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Roberta Dail and Erik Dail 313 LEOPOLE RD Nashville TN 37211-4915	New Owner	Tax Parcel ID No. 14708015800

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, **Jason M. Tomlin, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Roberta Dail and Erik Dail, wife and husband**, ("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 No. 144 on the Plan of Hillbrook, Section 3, of record in Plat Book 3300, Page 84, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jason M. Tomlin, an unmarried man by Warranty Deed from Virginia Chalene Helmuth, unmarried and Christy Lynn Halbert, unmarried, recorded on the 25th day of November, 2008 in Instrument No. 20081125-0115333, in the Register's Office of Davidson County, Tennessee.

Tiffany L. Tomlin joins in this instrument for the purpose of conveying 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 of HILLBROOK, SECTION 3, as recorded in Plat Book 3300, Page(s) 84

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3460, Page 295 (Rest. Expired)

This is improved property located at 313 LEOPOLE RD Nashville TN 37211-4915

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 13th day of April, 2016.

Jason M. Tomlin

Tiffany L. Tomlin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason M. Tomlin and Tiffany L. Tomlin, 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 13th day of April, 2016.

Notary Public
My Commission Expires: _____

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