THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16036980**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $114,000.00. Affiant Subscribed and sworn to before me, this 15th day of April, 2016. Notary Public My Commission Expires: 02/26/17

BILL GARRETT, Davidson County
Trans:T20160031986 DEEDWARR
Recvd: 04/19/16 13:30 2 pgs
Fees:13.00 Taxes:421.80
20160419-0037779

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Kavanagh Properties, LLC 5000 Brentview Ct Nashville TN 37220	Send Tax Bills To: New Owner 5000 Brentview Ct Nashville TN 37220	Tax Information: Tax Parcel ID No. 150-11-0-079.00

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, **Jacques L. Clay, unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kavanagh Properties, LLC, a Tennessee limited liability company**, ("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. 158 on the Plan of Section Two, Towne Village of the Country of record in Plat Book 5200, Page (s) 176 and 177, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jacques L. Clay, unmarried man by Warranty deed from Brian Oldham, married and Daryl Spicer, married of record in Instrument No. 20091105-0102578 Register's Office for Davidson County, Tennessee, dated October 30, 2009 and recorded on November 05, 2009.

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.

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 176 and 177, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 4556, Page 571, Book 5289, Page 687 and Book 5456, Page 511, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Restrictions of record as Instrument Number 20091105-0102578 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the

United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 3301 New Towne Road Antioch TN 37013-1232

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 15th day of April, 2016.

Jacques L. Clay

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jacques L. Clay, 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 15th day of April, 2016.

Nathan L. Powers
Notary Public
My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY