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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 16036934**<br><br>BILL GARRETT, Davidson County<br>Trans:T20160032277 DEEDWARR<br>Recvd: 04/20/16 09:03 2 pgs<br>Fees:13.00 Taxes:2867.50<br>20160420-0038094 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $775,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 18th day of April, 2016.<br><br>Notary Public<br>My Commission Expires:<br><br>WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY<br>MY COMMISSION EXPIRES SEPTEMBER 10, 2018 |

## WARRANTY DEED

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| Address New Owner:<br>Michael C. Sollberger and<br>Alexandra H. Sollberger<br>6433 Worchester Drive<br>Nashville TN 37221 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>157-00-0-070.00 |

**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, **John David Hughes, Jr., unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael C. Sollberger and Alexandra H. Sollberger, husband and wife**, ("Grantees"), their 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) 48, as shown on the map entitled Devonshire Manor, Section One, of record in Plat Book 5200, pages 122 and 123, 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 JOHN DAVID HUGHES, JR. and HARRIET H. HUGHES, husband and wife, by deed from JAMES G. SMITH and wife, EILEEN C. SMITH, of record in Instrument No. 20130327-0029999, dated March 26, 2013 , said Register's Office.

HARRIET H. HUGHES conveyed her interest to JOHN DAVID HUGHES, JR. by quitclaim deed of record in Instrument No. 20150618-0058202, dated June 16, 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. 157-00-0-070.00.

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 Plat Book 5200, pages 122 & 123, said Register's Office.

Easement for Sanitary Sewer and/or Storm Drainage of record in Book 8045, page 664, said Register's Office.

This is improved property located at 6433 Worchester Drive Nashville TN 37221

**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 18th day of April, 2016.

John David Hughes, Jr. by John David Hughes Sr., his Attorney-in-Fact

John David Hughes, Jr. by John David Hughes
Sr., his 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, John David Hughes, Sr., 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 John David Hughes, Jr., 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 18th day of April, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018