Box 4 GSRM

(1)

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16036925**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $437,000.00. Affiant Subscribed and sworn to before me, this 19th day of April, 2016. Notary Public My Commission Expires:

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

BILL GARRETT, Davidson County
Trans:T20160032473 DEEDWARR
Recvd: 04/20/16 12:50 2 pgs
Fees:13.00 Taxes:1616.90
20160420-0038340

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew D. Hilerio 3524 CRESTRIDGE DR Nashville, TN 37204-3413	New Owner	Tax Parcel ID No. 11814011400

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, **Michael R. Nowers, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew D. Hilerio, an unmarried man**, ("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. 40 on the Map of Longview Manor, Sections One and Two, as of record in Book 1424, Page 127, Register's Office for said County.

Being the same property conveyed to Michael R. Nowers, an unmarried man by Warranty Deed from Cecilia A. Rockey and husband, Paul Rockey, recorded on the 26th day of August, 2008 in Instrument No. 20080826-0087691, in the Register's Office of Davidson County, Tennessee.

Meredith Nowers joins in the signing of this instrument to convey any marital interest she may have in the subject property.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LONGVIEW MANOR, SECTIONS ONE AND TWO, as recorded in Plat Book 1424, Page(s) 127.

This is improved property located at 3524 CRESTRIDGE DR Nashville, TN 37204-3413.

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 19th day of April, 2016.

Michael R. Nowers

Meredith Nowers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael R. Nowers and Meredith nowers, 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 19th day of April, 2016.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019