THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32907-03-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,239,500.00. Affiant Subscribed and sworn to before me this 15th day of April, 2016. Notary Public My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Kevin D. Niswender, Colleen Niswender 1215 Goodloe Drive Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 131 15 0 076 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, **Charles S. Burkhalter, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin D. Niswender and Colleen M. Niswender, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1215 Goodloe Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20160032699 DEEDWARR
Recvd: 04/21/16 08:50 3 pgs
Fees:18.00 Taxes:4586.15
20160421-0038631

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of April, 2016.

Charles S. Burkhalter

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Charles S. Burkhalter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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.

Notary Public

My Commission Expires:

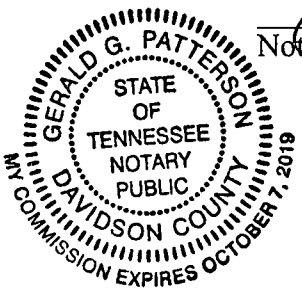


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Harpeth Acres, Section IV, of record in Plat Book 2133, page 65, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles S. Burkhalter and wife, Laura B. Burkhalter, by Quitclaim Deed dated August 18, 2008, from Gerald G. Patterson, Trustee, of record in Instrument No. 20080829-0089130, Register's Office for Davidson County, Tennessee. The parties having divorced by Final Decree of Divorce, Case No. 14D-1256 in the Fourth Circuit Court for Davidson County, Tennessee. Laura B. Burkhalter conveyed her interest in subject property to Charles S. Burkhalter by Quitclaim Deed dated July 24, 2014 of record in Instrument No. 20140811-0072192, Register's Office for Davidson County, Tennessee. Charles S. Burkhalter and Steve Burkhalter are one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 131 15 0 076 00.
2. All matters appearing on the Plan of record as Book 2133, page 65, Register's Office for Davidson County, Tennessee.