THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32937-04-2016** **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: $362,000.00. Affiant Subscribed and sworn to before me this 29th day of April, 2016. Notary Public My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

J A... TENN... NOT... PU... DAVIDSON COUN...
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Address New Owner: Brian R. Eischeid 4105 Colorado Ave. Nashville, TN 37209	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 103 04 0 427 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, **Patricia H. Dean, a married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian R. Eischeid, an unmarried man** ("Grantee"), his 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 4105 Colorado Ave., Nashville, TN 37209

This property has never served as the marital residence of Grantor.

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:T20160034905 DEEDWARR
Recvd: 04/28/16 08:59 3 pgs
Fees:18.00 Taxes:1339.40

20160428-0041292

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of April, 2016.

Patricia H. Dean

Patricia H. Dean

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Patricia H. Dean,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2016.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being the west 50 feet of Lot No. 23 on the Map of West End Annex, as of record in Book 332, Page 61, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 50 feet on the south side of Colorado Avenue and runs back between parallel lines 164.4 feet to an alley.

Being the same property conveyed to David F. Dean and wife, Ola J. Dean, by deed dated May 28, 1958 from Frederick L. Horton and wife Dorothy M. Horton of record in Book 2750, page 373, Register's Office for Davidson County, Tennessee. Ola J. Dean died on December 12, 1995 leaving David F. Dean as surviving tenant by the entirety. By Quitclaim Deed dated July 13, 2000 in Instrument No. 20000714-0069747, David F. Dean conveyed an interest in subject property to David F. Dean, Jr. for the purpose of creating a joint tenancy with the right of survivorship. David F. Dean, being one and the same as David F. Dean, Sr. died on February 18, 2011. By Quitclaim Deed dated March 28, 2012 in Instrument No. 20120328-0026500, David F. Dean, Jr. conveyed his interest in subject property to Patricia H. Dean.

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. 103 04 0 427 00.
2. All matters appearing on the Plan of record as Book 332, page 61, Register's Office for Davidson County, Tennessee.