PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160035838 DEEDWARR
Recvd: 05/02/16 09:34 2 pgs
Fees:13.00 Taxes:3533.50
20160502-0042527

W & I Ref: (DM) Title No.: 58223
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Daniel Barbey Amy Monn 2519 Ridgewood Drive Nashville, TN 37215	Same

TAX MAP PARCEL NUMBERS: 14406002000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$955,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark P. Steele and Ruth J. Monnig, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Barbey and Amy Monn, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Reserve Parcels No. 1 & 2 and Lot No. 13, Section Two, Chickering Park of record in Book 3842, page 125, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark P. Steele and spouse, Ruth J. Monnig by Warranty Deed from James S. Gulmi and Claire M. Gulmi, husband and wife, dated March 13, 2013 and recorded on March 25, 2013 of record in Instrument No. 20130325-0029207, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3842, page 125, said Register's Office, which Plan shows a minimum building setback line to be established by the City of Forest Hills and a 10 foot easement for public utility purposes along the easterly, westerly and southerly lines and a 30 foot private drive easement across subject property, along with the following note "a permanent road easement is given as noted on the plat to all lot owners for the purpose of egress and ingress. The private drive will be maintained jointly by the property owners of reserve parcels No. 1 and 2 and Lot No. 13 and will not be maintained by the City of Forest Hills." Driveway Agreement and Restrictions as set forth in deeds of record in Book 4137, page 716 and Book 4201, page 538, said Register's Office. Easement for sanitary sewers and/ or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6335, page 903, said Register's Office.

This is improved property, known as 2519 Ridgewood Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of April, 2016.

Mark P. Steele

Ruth J. Monnig

State of Tennessee

County of Davidson

On this 29th day of April, 2016, before me the undersigned authority, personally appeared Mark P. Steele and Ruth J. Monnig, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $955,000.00.

Affiant

Sworn and subscribed before me this 29th day of April, 2016.

Notary

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016