BILL GARRETT, Davidson County
Trans: T20160036761 DEEDWARR
Recvd: 05/03/16 15:07 3 pgs
Fees: 18.00 Taxes: 777.00
20160503-0043656

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32951-04-2016** **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: $210,000.00. Amanda Brooke Iverson Affiant Subscribed and sworn to before me this 2nd day of May, 2016. Megan Paulus Notary Public My Commission Expires: 8/20/19 MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kristen Luongo Brooke Iverson 205 Shawn Drive Nashville, TN 37211	New Owner	Map and Parcel No.: 133 11 0 204 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, **Nathan R. Packer, and wife, Amy Packer,** who joins in the execution of this instrument for the purpose of conveying any interest she has in the property by virtue of his marriage to Nathan R. Packer ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amanda Brooke Iverson and Kristen K. Luongo, married to each other** ("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 205 Shawn Drive, Nashville, TN 37211

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of May, 2016.

Nathan R. Packer

Amy Packer

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 2nd day of May, 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 Lot No. 177 on the Plan of Valley View Meadows, Section III, as of record in Book 3700, page 93, Register's Office for said County.

Said Lot No. 177 fronts 110.0 feet on the southerly side of Shawn Drive and extends back 136. 34 feet or the westerly line and 130.16 feet on the easterly line, to a line in the rear on which it measures 41.90 feet.

Being the same property conveyed to Nathan R. Packer by deed dated September 27, 2002 from Donald R. Johnson of record in Instrument N. 20021002-0120265, Register's Office for Davidson County, Tennessee.

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. 133 11 0 204 00.
2. Restrictive covenants contained in an instrument of record in Book 3673, page 439, Book 3770, page 214, Book 4065, page 227 and Book 4082, page 106, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 3700, page 93, Register's Office for Davidson County, Tennessee.
4. Easement for sanitary sewer line of record in Book 3182, page 261, Register's Office for Davidson County, Tennessee.
5. Easement for sewer granted to the City of Nashville of record in Book 3498, page 196 and Book 3504, page 80, Register's Office for Davidson County, Tennessee.