File Box 8

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16057532** BILL GARRETT, Davidson County Trans:T20160044665 DEEDWARR Recvd: 05/26/16 14:31 2 pgs Fees:13.00 Taxes:2314.35 20160526-0053307	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $625,500.00 Affiant Subscribed and sworn to before me, this 25th day of May, 2016. Notary Public My Commission Expires:

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Mailed to:
Charles Bryan Link and Leanne J. Link 237 Cherokee Rd Nashville TN 37205-1817	**AVENUE BANK** **3823 CLEGHORN AVE** **NASHVILLE, TN 37215**	Tax Parcel ID No. 103-12-0-011.00

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, **Michael Kinnick and Jessica Grigsby, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Bryan Link and Leanne J. Link, husband and wife**, ("Grantees"), their 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. 32, Block L on the Plan of Cherokee Park, Third Section of record in Plat Book 843, Page (s) 2 and 3, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Kinnick and Jessica Grigsby, husband and wife by Warranty deed from Jessalyn H. Zeigler and Richard K. Zeigler, wife and husband of record in Instrument No. 20150127-0007732 Register's Office for Davidson County, Tennessee, dated January 23, 2015 and recorded on January 27, 2015.
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.

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 843, Page (s) 2 and 3, Register's Office for Davidson County, Tennessee.

This is improved property located at 237 Cherokee Rd Nashville TN 37205-1817

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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 25th day of May, 2016.

Michael Kinnick

Jessica Grigsby

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Kinnick and Jessica Grigsby, 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 25th day of May, 2016.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018