Prepared by:
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STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Meredith Maley
Affiant

Subscribed and sworn to before me, this 13th day of May 2016.

Notary Public Ani
My commission expires: 8-23-16

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016

BILL GARRETT, Davidson County
Trans:T20160045251 DEEDWARR
Recvd: 05/27/16 15:56 2 pgs
Fees:13.00 Taxes:777.00
20160527-0054005

Address of New Owner:	Send Tax Bills to:	Tax Information
Kurt Lammers	GUARANTEED RATE, INC.	119 01 0 104.00
2221 Sadler Avenue	3940 N. RAVENSWOOD	
Nashville TN 37210	CHICAGO, IL 60613	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Jeremy M. Daugherty, an unmarried person hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Kurt Lammers, a single man hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 34 of G.P. Rose Property as of record in Book 547, page 74, Register's Office for Davidson County Tennessee to which plan reference is made for a more complete description of the property.

Excluded from said Lot No. 34 is the portion condemned by State of Tennessee for Highway right of way public use as described in Judgment recorded in Book 4385, page 889, Register's Office for said County, as follows: Being part of Lot No. 34 on the Plan of G.P. Rose Property as of record in Book 547, page 74, Register's Office for Davidson County, Tennessee. Beginning at a point in the westerly margin of Sadler Avenue said point being in the southeast corner of said lot; thence with the south line of Lot No. 34 North 83 deg. 52' West 253.5 feet more or less to a point; thence North 17 deg. 48' 11" East 11 feet to a point; thence South 81 deg. 34' East 247.7 feet to the point of beginning and containing 1.1329 square feet.

Being the same property conveyed to Jeremy M. Daugherty by deed from Benjamin W Keith. of record in Instrument No.20140114-0003866, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due

and payable. 2) All matters appearing on plan of G.P. Rose of record in Book 547 Page 74, Register's Office for County, Tennessee 3) Subject to easement to the Department of Transportation, State of Tennessee, of record in Book 5758, page 663, said Register's Office 4) Subject to right of way for L & N Railroad

This property is improved property known as 2221 Sadler Avenue, Nashville, Tennessee 37210

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 23 day of May, 2016.

Jeremy M. Daugherty

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeremy M. Daugherty, the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 23rd day of May, 2016.

Notary Public

My Commission expires: January 5, 2020

SHERI ENGEL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

FILE NO: 09419