THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16057492**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$235,000.00~~ Affiant Subscribed and sworn to before me, this 9th day of June, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160052131 DEEDWARR
Recvd: 06/20/16 11:29 2 pgs
Fees:13.00 Taxes:869.50
20160620-0062415

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christine R. Davis 3605 DONNA KAY DR Nashville TN 37211-7511	New Owner	Tax Parcel ID No. 134-09-0-028.00

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, **Matthew Metcalf and Rachel Chiasson Metcalf, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christine R. Davis, an unmarried woman** ("Grantees"), its 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 72, PHASE 1, WOODLAND HILLS, as shown on plat of record in Plat Book 6900, Page 666 thru 669 and Plat Book 7564, Page 404, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Matthew Metcalf, a married man who acquired title as unmarried, herein joined by his spouse Rachel Chiasson Metcalf to Matthew Metcalf and Rachel Chiasson Metcalf, husband and wife as recorded on the 17th day of December, 2014 in Instrument No. 20141217-0115122 and Warranty Deed from Aerial Investment Properties, LLC, a Tennessee limited liability company to Matthew Metcalf, unmarried as recorded on the 1st day of November, 2011 in Instrument No. 20111101-0084839, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1, WOODLAND HILLS, as recorded in Plat Book 6900 , Page(s) 666 thru 669, as corrected in Plat Book 7564, Page 404.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7632, Page 947.

This is improved property located at 3605 DONNA KAY DR Nashville TN 37211-7511

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 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, its 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 9th day of June, 2016.

Matthew Metcalf by Josh Anderson attorney in fact

Matthew Metcalf
By: Josh Anderson, Attorney in Fact

Rachel Chiasson Metcalf by Josh Anderson attorney in fact

Rachel Chiasson Metcalf
By: Josh Anderson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Josh Anderson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Matthew Metcalf and Rachel Chiasson Metcalf, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 9th day of June, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018