THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16036969**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me, this 22nd day of June, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160053427 DEEDWARR
Recvd: 06/23/16 08:51 2 pgs
Fees:13.00 Taxes:1850.00
20160623-0063900

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 19, 2019

WARRANTY DEED

Address New Owner: James F. Kerrigan, Trustee and Diana L Kerrigan, Trustee 1260 SAXON DR Nashville, TN 37215-4410	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 145-6-76.00

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, **Micah Lacher** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James F. Kerrigan, Trustee of the James F. Kerrigan Trust and Diana L Kerrigan, Trustee of the Diana L. Kerrigan Trust**, ("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 12, FINAL PLAT OF TYNE ESTATES CONSOLIDATION OF LOTS 12 AND 13, as shown on plat of record in Instrument No. 20141222-0116631, 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 Warranty Deed from Carbine Development Company, a Tennessee general partnership to Micah Lacher, as recorded on the 10th day of September, 2014 in Instrument No. 20140910-0082709; part of Quitclaim Deed from WDL Investments, LLC, a Tennessee limited liability company, joined by Wesley D. Lamoureux, Jr. as its sole member and owner to Carbine Development Company, a Tennessee general partnership, as recorded on the 8th day of January, 2014 in Instrument No. 20140108-0001905; Special Warranty Deed from Federal Deposit Insurance Corporation to Carbine Development Company, as recorded on the 11th day of December, 2013 in Instrument No. 20131211-0125515 and Special Warranty Deed from Federal Deposit Insurance Corporation to Carbine Development Company, as recorded on the 11th day of December, 2013 in Instrument No. 20131211-0125516, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT OF TYNE ESTATES, as recorded in Instrument Nos. 20060913-0113525 and 20141222-0116631.

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions and Restrictions recorded in Instrument No. 20060915-0114437.

Terms and provisions of by-Laws recorded in Instrument No. 20060915-0114571.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 7959, Page 743.

Establishment of Exclusive Ingress, Egress and Maintenance Agreement recorded at Instrument Nos. 20060915-0114572 and 20060915-0114573, Amended at Instrument No. 20061122-0145430.

Cemetery of Burial ground together with any right of way.

This is improved property located at 1260 SAXON DR Nashville, TN 37215-4410.

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 22nd day of June, 2016.

Micah Lacher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Micah Lacher, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of June, 2016.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019