THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle Ste. 150** **Brentwood, TN 37027** **CRT File No. 16057697**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me, this 24th day of June, 2016. Notary Public My Commission Expires: 7/3/2017

Julie Hamilton State of Tennessee Notary Public Davidson County

BILL GARRETT, Davidson County
Trans:T20160054626 DEEDWARR
Recvd: 06/27/16 12:35 2 pgs
Fees:13.00 Taxes:1480.00
20160627-0065350

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeffrey Aber and Erin Aber 5525 Nevil Pt Brentwood TN 37027-8281	Same as New Owner	Tax Parcel ID No. 171-04-0A-050.00-CO

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, **Anita Theis, n/k/a Anita Fisher, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey Aber and Erin Aber, 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. 40 on the Plan of Revision One, Section Two, Brownstone, R40 Residential P.U.D. of record in Plat Book 9700, Page (s) 942 and 943, 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 Anita Theis, unmarried by Warranty deed from Genady Prutianov and wife, Susana Prutianov of record in Instrument No. 20130722-0075373 Register's Office for Davidson County, Tennessee, dated July 17, 2013 and recorded on July 22, 2013.

Kelly Fisher joins in the conveyance for the purpose of conveying all right, Title and interest he may have in and to the above described property as spouse of Anita Theis n/k/a Anita Fisher.

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 9700, Page (s) 791 and 792 and revised in Plat Book 9700, Pages 942 and 943, Register's Office for Davidson County, Tennessee.

All Matters Shown on the PUD Boundary Plat in Book 9700, Page 455, Said Register's Office Subject to all matters shown on the Open Space Re-Subdivision Plat of record in Instrument No. 20001002-0097054, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10658, Page 952 and amended in Instrument No. 20010118-005696, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition 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.

Restrictions of record in Book 11276, Page 618, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 10658, Page 995, in the Register's Office for Davidson County, Tennessee.

Charter of record in Book 10659, Page 15, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed for Open Space of record in Instrument Number 20010719-0076872, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 10951, Page 689, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20130722-0075373 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 5525 Nevil Pt Brentwood TN 37027-8281

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 24th day of June, 2016.

Anita Theis n/k/a Anita Fisher

Kelly Fisher

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anita Theis n/k/a Anita Fisher, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of June, 2016.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelly Fisher, 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: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018