THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33013-05-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $726,000.00. Affiant Subscribed and sworn to before me this 17th day of June, 2016. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Kevin C. Dee, Shilpa B. Reddy 5101B Idaho Ave. Nashville, TN 37209	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 103 03 0 29 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, **Braden Trent Weiss and Amy Venit, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin C. Dee and Shilpa B. Reddy, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5101B Idaho Ave., Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 17th day of June, 2016.

Braden Trent Weiss by Steve Fridrich, his attorney in fact

Braden Trent Weiss, By Steve Fridrich, his attorney-in-fact

Amy Venit, By Steve Fridrich, her attorney-in-fact

Amy Venit, By Steve Fridrich, her attorney-in-fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steve Fridrich, 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, and who further acknowledged that he is the Attorney-in-Fact for Braden Trent Weiss and Amy Venit, and he is authorized by Braden Trent Weiss and Amy Venit, to execute this instrument on their behalf.

Witness my hand, at office, this 17th day of June, 2016.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160054627 DEEDWARR
Recvd: 06/27/16 12:43 2 pgs
Fees:13.00 Taxes:2686.20

20160627-0065356

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Cottages of Idaho, as of record in Instrument No. 20130807-0082700, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Braden Trent Weiss and Amy Venit, both unmarried, by deed dated July 11, 2014 from Jeremy Charles Bockman of record in Instrument No. 20140715-0062243, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, Which have been prorated and assumed by Grantee. Map and Parcel No. 103 03 0 29 00.
2. All matters appearing on the Plan of record as Instrument No. 20130807-0082700, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenant for Detached Structure of record in Instrument No. 20131003-0103907, Register's Office for Davidson County, Tennessee.
4. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20131112-0116718, Register's Office for Davidson County, Tennessee.