THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16068176**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me, this 29th day of June, 2016. Notary Public My Commission Expires: 9-18-17

BILL GARRETT, Davidson County
Trans:T20160056334 DEEDWARR
Recvd: 07/01/16 10:05 2 pgs
Fees:13.00 Taxes:1572.50
20160701-0067466

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

WARRANTY DEED

Address New Owner: Bryan Davis and Elizabeth Marvonne Davis, and Shouvik Kumar Das 4017 Albert Drive Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118-13-140.00

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, **D. Michael Dillon and wife, Stefanie M. Dillon** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Bryan Davis and Elizabeth Marvonne Davis, husband and wife and Shouvik Kumar Das, unmarried as tenants in common**, ("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 3, LIPSCOMB HEIGHTS, as shown on plat of record in Plat Book 2083, Page 61, 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 to D. Michael Dillon and wife, Stefanie M. Dillon by Warranty Deed from Christopher John Koch, married, recorded on the 21st day of November, 2006 in Instrument No. 20061121-0144260, 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 LIPSCOMB HEIGHTS, as recorded in Plat Book 2083, Page(s) 61.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2196, Page 106.

Subject to flow of Browns Creek.

Easement for the flow of the waters of the West Fork Browns Creek and the rights of the public therein.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

This is improved property located at 4004 Lealand Lane Nashville, TN 37204.

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 29th day of June, 2016.

D. Michael Dillon

Stefanie M. Dillon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, D. Michael Dillon and Stefanie M. Dillon, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018