THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16057749**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,438,000.00. Affiant Subscribed and sworn to before me, this 27th day of June, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160056494 DEEDWARR
Recvd: 07/01/16 12:49 2 pgs
Fees:13.00 Taxes:5320.60
20160701-0067810

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

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Joshua D. Clinton and Sarah E. Clinton 213 CARDEN AVE Nashville TN 37205-2410	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-13-31.00

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, **Joseph S. Neimat and Deena Neimat, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua D. Clinton and Sarah E. Clinton, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 15 on the Plan of Bransford Realty Company's Subdivision of certain lots in Blocks "E, "F" and "G" in Whitland Realty Company's Subdivision of record in Plat Book 547 Page 53, 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 Joseph S. Neimat and wife, Deena Neimat by Warranty Deed from John W. Danner and wife, Allison M. Danner, recorded on the 7th day of June, 2006 in Instrument No. 20060607-0067795, 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 PLAN OF BRANSFORD REALTY COMPANY'S SUBDIVISION, as recorded in Plat Book 547, Page(s) 53.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Boundary Line and Easement Agreement recorded at Instrument No. 20010508-0047469.

This is improved property located at 213 CARDEN AVE Nashville TN 37205-2410

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 27th day of June, 2016.

Joseph S. Neimat by Frances Andrews Attorney in Fact
Joseph S. Neimat
By: Frances Andrews, Attorney in Fact

Deena Neimat by Frances Andrews Attorney in Fact
Deena Neimat
By: Frances Andrews, 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, Frances Andrews with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Joseph S. Neimat and Deena Neimat, 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 27th day of June 2016.

Notary Public

My Commission Expires: _____

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

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018