THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16068258** BILL GARRETT, Davidson County Trans:T20160064063 DEEDWARR Recvd: 07/26/16 09:43 2 pgs Fees:13.00 Taxes:571.65 20160726-0076659	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $154,500.00. Affiant Subscribed and sworn to before me, this 25th day of July, 2016. Notary Public My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Daniel Nealon and Hannah Nealon 616 ANNEX AVE Nashville, TN 37209-1204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 09008007600

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, **Cameron M. Kenyon and Andrea H. Kenyon, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Nealon and Hannah Nealon, 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:

Land in Davidson County, Tennessee, being Lot No. 66, on the Plan of West Nashville Annex, of record in Book 332, Page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cameron M. Kenyon and Andrea H. Kenyon, husband and wife by Warranty Deed from Ashlee Hamilton, unmarried, recorded on the 30th day of July, 2013 in Instrument No. 20130730-0079438, 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 WEST NASHVILLE ANNEX, as recorded in Plat Book 332, Page(s) 24.

This is improved property located at 616 ANNEX AVE Nashville TN 37209-1204.

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 25th day of July, 2016.

Cameron M. Kenyon

Andrea H. Kenyon

STATE OF Colorado)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cameron M. Kenyon and Andrea H. Kenyon, 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 25th day of July, 2016.

Andrea Hromyak
Notary Public

My Commission Expires: March 24, 2018

ANDREA HROMYAK
Notary Public
State of Colorado
Notary ID 20054018970
My Commission Expires Mar 24, 2018