THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 16057868

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20160067807 DEEDWARR
Recvd: 08/05/16 12:29 2 pgs
Fees:13.00 Taxes:2812.00
20160805-0081414

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $760,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of July, 2016.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Frederick Wilhelm Lombard 5306 Nevada Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091-15-0-066.00

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, **Chad C. Kinkle and Amy L. Kinkle, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Frederick Wilhelm Lombard and Charlotte Schneter, 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 part of Block number 13 on the Realty Savings Bank and Trust Company s revised Plan of West Extension of Charlotte Park Company s First Addition, of record in Book 421, page 18, Register s Office for Davidson County, Tennessee, and a part of an abandoned railroad right-of way, described according to a survey of E. R. Southgate, Surveyor, dated January 9, 1946, as follows:

Beginning with the northerly margin of Nevada Avenue, 320 feet east of the easterly margin of 54th Avenue North; thence with the northerly margin or Nevada Avenue eastwardly 50 feet; thence northwardly 200 feet to the southerly margin of an alley; thence with the southerly margin of said alley westwardly 50 feet; thence southwardly 200 feet to the point of beginning.

Being the same property conveyed to CHAD C. KINKLE and AMY L. KINKLE, husband and wife, by deed from DONALD F. THOMPSON and wife, ALICIA D. THOMPSON, of record in Instrument No. 20080908-0091939, dated September 4, 2008, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 091-15-0-066.00.

Davidson County taxes for 2015, Map-Par. 091-15-0-066.00, $6,007.42, Unpaid, plus penalty, interest and cost, if any.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 421, page 18, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20070615-0071834, said Register's Office.

This is improved property located at 5306 Nevada Avenue Nashville TN 37209

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 20th day of July, 2016.

Chad C. Kinkle

Amy L. Kinkle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chad C. Kinkle and Amy L. Kinkle, 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 20th day of July, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018