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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 16068186** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $430,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 8th day of August, 2016.<br><br>Notary Public<br>My Commission Expires: 3/24/2019 |

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

## WARRANTY DEED

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| Address New Owner:<br>Philip Codington and Rachel L Codington<br>5020 Stillwood Drive<br>Nashville TN 37220-1637 | Send Tax Bills To:<br>Pinnacle Bank<br>150 3rd Avenue South, Ste 900<br>Nashville, TN 37201 | Tax Information:<br>Tax Parcel ID No.<br>146-11-0-093.00 |

**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, **Michael Callender and Megan Luftman Callender, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Philip Codington and Rachel L Codington, husband and wife**, ("Grantees"), their 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. 164 on the Plan of Section One, Revised Crieve Hall Estates of record in Plat Book 1835, Pages 64 through 66, inclusive, as revised in Plat Book 1835, Pages 122 through 124, inclusive, in the 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 Michael Callender and Megan Luftman Callender, husband and wife by Quitclaim deed from Michael Callender, unmarried and Megan Luftman, unmarried, joint tenants with the right of survivorship of record in Instrument No. 20130403-0032973 Register's Office for Davidson County, Tennessee, dated March 25, 2013 and recorded on April 03, 2013.

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.

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1835, Page (s) 64 through 66, inclusive, as revised in Plat Book 1835, Pages 122 through 124, inclusive, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 2046, Page 88 and Book 2396, page 437, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5020 Stillwood Drive Nashville TN 37220-1637

BILL GARRETT, Davidson County
Trans:T20160069153 DEEDWARR
Recvd: 08/10/16 09:31 2 pgs
Fees:13.00 Taxes:1591.00
20160810-0083064

**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**, Grantors have executed this instrument on this 8th day of August, 2016.

Michael Callender

Megan Luftman Callender

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Callender and Megan Luftman Callender, 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 8th day of August, 2016.

Notary Public

My Commission Expires: _____

