THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16057863**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,580,550.00. Affiant Subscribed and sworn to before me, this 17th day of August, 2016. Notary Public My Commission Expires: _____

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

BILL GARRETT, Davidson County
Trans: T20160074030 DEEDWARR
Recvd: 08/24/16 14:40 2 pgs
Fees: 13.00 Taxes: 5848.04

20160824-0088748

WARRANTY DEED

Address New Owner: Robert W. Doyle and Alexandra von Hoffmann 2507 BELMONT BLVD Nashville TN 37212-5505	Send Tax Bills To: O'Neill Hagaman c/o Jessica Sisco 3310 West End Avenue, Suite 400 Nashville, TN 37203	Tax Information: Tax Parcel ID No. 11704002300

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, **Mark F. Aaron and Jennifer V. Aaron, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert W. Doyle, unmarried and Alexandra von Hoffmann, unmarried, as Tenants in Common with the Right of Survivorship** ("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 the North 22.5 feet of Lot number 181 and the South 32.5 feet of Lot number 180 on Belmont Land Company's plan called "Belmont Heights" of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at an iron pin in the West margin of Belmont Boulevard, being 50 feet from the common front corner of lots number 180 and 179, thence with the said West margin of Belmont Boulevard South 1 degree 17 minutes West 55 feet to a point ; thence South 89 degrees 58 minutes 30 seconds West 175 feet to a point in the East margin of an alley; thence with the East margin of an alley North 1 degree 17 minutes East 55 feet to an iron pin; thence North 89 degrees 58 minutes 30 seconds East 175.0 feet to the point of beginning, containing approximately .22 acres more or less.

Being the same property conveyed to Mark F. Aaron and Jennifer V. Aaron, husband and wife by Warranty Deed from Montgomery Lee Petty, recorded on the 4th day of September, 2009 in Instrument No. 20090904-0083455, 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 recorded in Plat Book 421, Page(s) 34, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial

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

Agreement/Restriction for Detached Structure recorded at Instrument No. 20020808-0095828.

This is improved property located at 2507 BELMONT BLVD Nashville TN 37212-5505

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 17th day of August, 2016.

Mark F. Aaron

Jennifer V. Aaron

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark F. Aaron and Jennifer V. Aaron, 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 17th day of August, 2016.

Notary Public

My Commission Expires: _____

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

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018