THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16078439** BILL GARRETT, Davidson County Trans:T20160078223 DEEDWARR Recvd: 09/07/16 10:23 2 pgs Fees:13.00 Taxes:743.70 20160907-0093824	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $201,000.00. Affiant Subscribed and sworn to before me, this 6th day of September, 2016. Notary Public My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-11-2017

WARRANTY DEED

Address New Owner: Brandon Rosenthal and Kathleen Rosenthal 4914 Roselawn Circle Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172120D60000CO

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, **Ryan Hunt and Janna Beth Hunt, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Kathleen R. Rosenthal and Brandon G. Rosenthal, wife and husband**, ("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 Unit 322-R a Special Use parcel, on the Plat of Lenox Village, Phase Five, of record in Instrument No. 20050120-0007427 as revised and shown as Exhibit "B" of Instrument Nos. 20070103-0001283, 20070103-0001284, and 20070830-0104305, corrected in Instrument Nos. 20070924-0113720, 20070830-0104306 and 20070924-0113721, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ryan Hunt and Janna Beth Hunt, husband and wife by Warranty Deed from Judy Weyand and Deborah Conover, recorded on the 2nd day of August, 2012 in Instrument No. 20120802-0068358, 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 LENOX VILLAGE, PHASE FIVE, as recorded in Instrument No. 20050120-0007427.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20020315-0032825, 20020315-0032826, 20040526-0062220, 20040526-0062221, 20050113-0005133, 20050120-0007427, 20060612-0069716, 20070103-0001283, 20070103-0001284, 20070924-0113720 and 20070924-0113721.

Charter of Homeowners Association recorded at Instrument No. 20031016-0153550.

Easement for Sanitary Sewer/Storm Drainage, recorded in Instrument Nos. 20010918-0100849 and 20010918-0100581.

Storm Water Detention Agreement recorded at Instrument No. 20040305-0025146.

This is improved property located at 1312 CONCORD MILL LN Nashville, TN 37211-8632.

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 6th day of September, 2016.

Ryan Hunt

Janna Beth Hunt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan Hunt and Janna Beth Hunt, 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 6th day of September, 2016.

Nathan L. Powers
Notary Public

My Commission Expires: 02/26/17

