PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$369,000.00
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|12 day of September, 2016.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 3/24/2019
| (AFFIX SEAL)

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wendy L. Greenberg Rian L. Greenberg 4501 Chandler Road Hermitage, TN 37076	NEW OWNER	075-116.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Julie Webb Dunnewold, widow

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Rian L. Greenberg and Wendy L. Greenberg, Husband and Wife as to an undivided ninety-seven percent (97%) interest, and Linda L. Greenberg, Trustee of Trust A of the Ronald E. Greenberg and Linda L. Greenberg, Trust dated November 6, 1990, as to an undivided three percent (3%) interest.

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Land in Davidson County, Tennessee, beginning at an iron pin located in the southwest corner of the Doug C. Jones tract and the eastern right-of-way margin of Chandler Road; thence south 62 degrees 12 minutes 12 seconds east, 883.10 feet to an iron pin, thence South 26 degrees 08 minutes 48 seconds west, 152.0 feet to an iron pin; thence North 63 degrees 57 minutes 41 seconds west, 900 feet to an iron pin in the Eastern right-of-way margin of Chandler Road; thence with said Right-of-way in the northeasterly direction with a curve to the left having a radius of 2655.32 feet, a distance of 180.0 feet to the point of beginning, said tract containing 3.39 acres more or less.

Being the same property conveyed to Dale Dunnewold by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America dated November 9, 2012 of record in Instrument Number 20121120-0106801, Register's Office for Davidson County, Tennessee. Property was then conveyed to Dale Dunnewold and wife, Julie Webb Dunnewold by Quitclaim Deed from Dale Dunnewold dated November 16, 2012 of record in Instrument Number 20121205-0111924, Register's Office for Davidson County, Tennessee. Dale Dunnewold died May 28, 2016 leaving the property vested Julie Webb Dunnewold as surviving tenant by the entirety.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to Sewer easement granted to First Suburban Water Utility District of record in Book 8843, Page 147, said Register's Office.
3) Property is subject to Sewer easement granted to First Suburban Water Utility District of record in Book 8982, Page 971, said Register's Office.
4) Property is subject to easement for Sewer/Storm Drainage of record in Instrument Number 20110404-0025736, said Register's Office.
5) Property is subject to easement for Overhang of Slab/Garage and Driveway of record in Book 9389, Page 659, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **4501 Chandler Road, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

BILL GARRETT, Davidson County
Trans: T20160080622 DEEDWARR
Recvd: 09/14/16 14:53 2 pgs
Fees: 13.00 Taxes: 1365.30
20160914-0096830

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand(s) this 9th day of September, 2016.

Julie Webb Dunnewold

Julie Webb Dunnewold

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Julie Webb Dunnewold, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of September, 2016.

Susan Frensley Newton

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm. Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076