THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16088771** Prepared by: Record and Return to: Chapman & Rosenthal Title, Inc. 1620 Westgate Circle, Suite 150 Brentwood, TN 37027	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me, this 13th day of September, 2016. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Brian P. Bolin 6005 Kenwood Drive Nashville TN 37215-5703	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 158-04-0-015.00

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, **Robert Eric Jones and Sheila Patricia McMorrow, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Brian P. Bolin and Mary Cady Bolin, 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. 505 on the Plan of Hillsboro Park, Section IX, of record in Plat Book 2663, Page 97, 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 Robert Eric Jones and Sheila Patricia McMorrow, husband and wife by Warranty Deed from Roger Kries White Jr., and Jennifer Junker White, husband and wife, of record in Instrument No. 20100326-0022869, Register's Office for Davidson County, Tennessee, dated March 17, 2010 and recorded on March 26, 2010.

The execution of this instrument is effected by the signature of Robert Eric Jones as Attorney-in-fact for Sheila Patricia McMorrow, which Power of Attorney is recorded in Instrument No. 20160919-0098152, in 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.

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

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
Subject to all matters shown on the Plan of record in Plat Book 2663, Page 97, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 2435, page 237, as amended in Book 2603, page 440, and placed on premises by instrument of record in Book 2855, page 475, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

BILL GARRETT, Davidson County
Trans:T20160081817 DEEDWARR
Recvd: 09/19/16 11:26 2 pgs
Fees:13.00 Taxes:2405.00
20160919-0098153

Grant of Easement Transmission of record in Instrument Number 20130301-0020793, in the Register's Office for Davidson County, Tennessee.

Easements and other rights with reference to water lines, mains, and supply as set out in contract of record in Book 872, page 505, in the Register's Office for Davidson County, Tennessee.

Easement for transmission line granted United States of America by grant of record in Book 2276, page 402, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 6005 Kenwood Drive Nashville TN 37215-5703

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 13th day of September, 2016.

Robert Eric Jones

Sheila Patricia McMorrow by Robert Eric Jones
as Attorney in fact as Attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Eric Jones, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of September, 2016.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert Eric Jones,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Sheila Patricia McMorrow,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 13th day of September, 2016.

Notary Public My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018