THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16088825** BILL GARRETT, Davidson County Trans:T20160086249 DEEDWARR Recvd: 09/30/16 13:59 2 pgs Fees:13.00 Taxes:939.80 20160930-0103423	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $254,000.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2016. Notary Public My Commission Expires: CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 7, 2017

WARRANTY DEED

Address New Owner: Lauren M. Hill 4308 Saunders Avenue Nashville TN 37216-1624	Send Tax Bills To: Republic Bank & Trust Co. 200 S. 7th St. Ste 110 Louisville KY 40202	Tax Information: Tax Parcel ID No. 061-06-0-042.00

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, **Richard R. Gossett and wife, Elizabeth A. Gossett.** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lauren M. Hill , unmarried**, ("Grantee"), her 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. 135 on the Plan of Section One, Gra-Mar Acres of record in Plat Book 2133, Page 27, 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 Richard R. Gossett and wife, Elizabeth A. Gossett by Quitclaim deed from Elizabeth A. Beeching and Richard R. Gossett of record in Instrument No. 20121031-0100179 Register's Office for Davidson County, Tennessee, dated October 24, 2012 and recorded on October 31, 2012.

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 2133, Page 27, Register's Office for Davidson County, Tennessee.

This is improved property located at 4308 Saunders Avenue Nashville TN 37216-1624

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 30th day of September, 2016.

Richard R. Gossett

Elizabeth A. Gossett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard R. Gossett and Elizabeth A. Gossett, 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 30th day of September, 2016.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018