THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33264-09-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $196,500.00. Affiant Subscribed and sworn to before me this 13th day of October, 2016. Notary Public My Commission Expires:

Emily Kornbau
State of Tennessee
Notary Public
Summer County
Commission Expires June 19, 2019

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ann Monsor 1110 North 7th Street Nashville, TN 37207	New Owner	Map and Parcel No.: 082 04 0 034 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, **Amy L. Packer and Nathan R. Packer, wife and husband**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ann Monsor, single woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1110 North 7th Street, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 13th day of October, 2016.

BILL GARRETT, Davidson County
Trans:T20160092162 DEEDWARR
Recvd: 10/19/16 09:07 2 pgs
Fees:13.00 Taxes:727.05
20161019-0110296

Nathan R. Packer

Amy L. Packer

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Nathan R. Packer and Amy L. Packer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:

ASHLEY HART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly 15 feet of Lot No. 213 and the northerly 29 feet of Lot No. 214 on the plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for Davidson County.

Said parts of Lots Nos. 213 and 214 front together 44 feet on the westerly side of the North 7th Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Amy L. Burr, an unmarried person by Warranty from Xing Zhou, a married person recorded on 01/10/06 as Instrument Number 20060110-0003793, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 29, 2014 in Instrument No. 20141231-0119369, Register's Office for Davidson County, Tennessee, Amy L. Burr n/k/a Amy L. Packer, married conveyed subject property to Amy L. Packer and husband Nathan R. Packer.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 421, page 12, Register's Office for Davidson County, Tennessee.