BOX 36

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33290-09-2016** **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: $767,000.00. Affiant Subscribed and sworn to before me this 28th day of October, 2016. Notary Public My Commission Expires: 1-9-18 NOTARY PUBLIC June E. Rowell My Commission Expires January 9, 2018 STATE OF TENNESSEE

JUNE E. ROWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Michael Ross Vizard, Brooklyn Joy Kimbro Vizard 5041 Granny White Pike Nashville, TN 37220	**Send Tax Bills To:** SAME AS OWNER	**Tax Information:** Map and Parcel No.: 145 07 0 024 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, **Jose H. Amden and Jessica H. Amden, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Ross Vizard and Brooklyn Joy Kimbro Vizard, husband and wife** ("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 1201 Saxon Dr., Nashville, TN 37215.

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.

BILL GARRETT, Davidson County
Trans:T20160095684 DEEDWARR
Recvd: 10/28/16 15:44 3 pgs
Fees:18.00 Taxes:2837.90
20161028-0114409

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of October, 2016.

Jose H. Amden

Jessica H. Amden

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jose H. Amden and Jessica H. Amden**, 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 28th day of October, 2016.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Hillmont Estates, Section One, as record in Book 3700, page 100, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Together with a permanent easement and/or right of way for access and utilities as granted in Book 4463, page 127, said Register's Office.

Being the same property conveyed to Jose H. Amden and wife, Jessica H. Amden, by Deed dated May 15, 2012, from Jeffery S. Miller and Julie E. Miller, of record in Instrument No. 20120517-0042714, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Restrictive covenants contained in an instrument of record in Book 4074, page 626, Register's Office for Davidson, County, Tennessee.
2. Easement for water mains and appurtenances of record in Book 4556, page 701, Register's Office for Davidson County, Tennessee.
3. Perpetual easement for driveway and utilities of record in Book 4499, page 218, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 3700, page 100, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6518, page 810, Register's Office for Davidson County, Tennessee.