THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16099361**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $323,000.00. Affiant Subscribed and sworn to before me, this 27th day of October, 2016. Notary Public My Commission Expires: 6/2/2018

BILL GARRETT, Davidson County
Trans:T20160096239 DEEDWARR
Recvd: 10/31/16 15:41 2 pgs
Fees:13.00 Taxes:1195.10
20161031-0115087

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: David Norris and Gayle Norris, and Erin Norris 944 Sharpe Avenue Nashville TN 37206	Send Tax Bills To: BANCORPSOUTH BANK P.O. Box 3356 Tupelo, MS 38803-3356	Tax Information: Tax Parcel ID No. 083-01-0-122.00

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, **Matthew Vollrath and Kristin M. Vollrath, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **David Elwin Norris and Gayle Norris, husband and wife, together as to a One-Half interest, and Erin Renae Norris, unmarried, as to a One-Half interest, said One-Half interest held by the Grantees together as Joint Tenants with Right of Survivorship**, ("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 the westerly 10 feet of Lot No. 29 and the easterly 40 feet of Lot No. 31, as shown on the map entitled W. H. Hyronemus Addition, of record in Plat Book 161, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lots 29 and 31 adjoin and front together 50 feet on the southerly margin of Sharpe Avenue and extend back 168 feet on the easterly and westerly parallel line, to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to MATTHEW VOLLRATH and KRISTIN VOLLRATH, husband and wife, by deed from ANDREW W. VANCLEVE and KELLY R. VANCLEVE, husband and wife, of record in Instrument No. 20120611-0050882, dated June 6, 2012, 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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 083-01-0-122.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 161, page 174, said Register's Office.

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, Grantor has executed this instrument on this 27th day of October, 2016.

Matthew Vollrath

Kristin M. Vollrath

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Vollrath and Kristin M. Vollrath, 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 27th day of October, 2016.

Notary Public

My Commission Expires: _____

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