THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33271-09-2016** **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: $203,500.00. Affiant Subscribed and sworn to before me this day of 2016. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Timothy Dale Brantley, II 426 W. Bend Drive Nashville, TN 37209	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 091 13 0 216 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, **Amanda J. Rohdert and Kyle B. Addison, wife and husband**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy Brantley, II, a single man, and Timothy D. Brantley, Sr. and Cynthia Brantley, husband and wife, as joint tenants with right of survivorship** ("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 426 W. Bend Drive, Nashville, TN 37209

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:T20160098671 DEEDWARR
Recvd: 11/08/16 08:33 3 pgs
Fees:18.00 Taxes:752.95
20161108-0117988

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of November, 2016.

Amanda J. Rohdert, by George E. Mudter, Jr., her Attorney-in-fact

Kyle B. Addison, by George E. Mudter, Jr., his Attorney-in-fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 Amanda J. Rohdert and Kyle B. Addison, and he is authorized by Amanda J. Rohdert and Kyle B. Addison to execute this instrument on their behalf.

Witness my hand, at office this 7th day of November, 2016.

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

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 of Block L on the Plan of Crolywood Subdivision, Section One, as of record in Plat Book 1130, page 65, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Amanda J. Rohdert and husband, Kyle B. Addison, by deed dated July 27, 2009 from Mary K. Sisco, unmarried and Gary L. Sisco, married of record in Instrument No. 20090810-0075244, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 1130, page 65, Register's Office for Davidson County, Tennessee.