THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 16099137

BILL GARRETT, Davidson County
Trans: T20160099493 DEEDWARR
Recvd: 11/10/16 08:57 2 pgs
Fees: 13.00 Taxes: 2627.00
20161110-0118910

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $710,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of November, 2016.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Aaron D. Tannenbaum 2901 WESTMORELAND DRIVE Nashville TN 37212-4716	New Owner	Tax Parcel ID No. 104-14-087.00

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, **Donald R. Mabry and Amy C. Mabry, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Aaron D. Tannenbaum, married**("Grantees"), its 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. 37 and the Easterly 5 feet of Lot No. 38 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place, as of record in Book 421, Page 16, of the Register's Office for Davidson County, Tennessee. Said Lot No. 37 and the Easterly 5 feet of Lot No. 38 are described together as follows:

Beginning on the Southerly margin of Westmoreland Drive 5 feet Westerly from the corner of Lots 37 and 38; thence Southerly 186 feet to the Northerly margin of an alley; thence with said alley Easterly 70 feet, more or less, to the Westerly margin of 29th Avenue South, thence with the Westerly margin of said Avenue, Northerly to the beginning of a curve; thence around said curve Northwesterly to the Southerly margin of said Drive; thence with the Southerly margin of said drive Westerly to the beginning.

Included in the above description, but excluded therefrom, is that part of said property conveyed to J.J. Ray and wife, Ruth D. Ray, be deed from S.A. Weakley and wife, Mary D. Weakley, of record in Book 2195, Page 585, Register's Office for said County and described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: In the city of Nashville, on the South side of Westmoreland Drive. Beginning at a point sixty-one (61) feet, more or less, from the Northwest corner of the J.J. Ray and wife, tract of land, said point being at the Eastern edge of the Eastern concrete driveway strip and seven feet four inches (7'4") more or less Eastward from the East face of a concrete wall and on the Southern margin of the sidewalk, said point being the corner of the S.A. Weakley and wife and the J. J. Ray and wife tracts of land, thence Eastward one foot more or less to the Western face of a stone wall. Thence in a general Southerly direction along the various courses of the Western face of the said stone wall one hundred and eighty-six (186) feet more or less to a point on the Northern margin of an alley, said point being the corner of the S.A. Weakley and wife and the J. J. Ray and wife tracts of land, thence in a general Northerly direction one hundred and eighty-six (186) feet more or less in a straight line to the point of beginning. The strip of land described herein is three and one-half (3 1/2) feet more or less with at its widest point, opposite the Southeast corner of the J. J. Ray and wife residence.

Being the same property conveyed to Donald R. Mabry and wife Amy C. Mabry by Warranty Deed from William Choate and wife, Nancy Choate, recorded on the 12th day of April, 2001 in Instrument No. 20010412-0036021, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANSFORD REALTY COMPANY'S SUBDIVISION OF WESTMORELAND PLACE, as recorded in Plat Book 421, Page(s) 16.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Storm Sewer, recorded in Book 3701, Page 24.

Rights of the railroad company servicing the railroad siding located on the land in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof and also the rights of others entitled in and to the use thereof.

This is improved property located at 2901 WESTMORELAND DRIVE Nashville TN 37212-4716

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 4th day of November, 2016.

Donald R. Mabry

Amy C. Mabry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donald R. Mabry and Amy C. Mabry, 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 4th day of November, 2016.

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018