THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16109498**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $255,500.00. emily jones Affiant Subscribed and sworn to before me, this 4th day of November, 2016. Notary Public My Commission Expires: 6-19-18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

BILL GARRETT, Davidson County
Trans:T20160102599 DEEDWARR
Recvd: 11/21/16 09:37 2 pgs
Fees:13.00 Taxes:945.35
20161121-0122368

WARRANTY DEED

Address New Owner: Bryan Gardner and Corinne Gardner 1521 Celebration Way Nashville TN 37211-6825	Send Tax Bills To: New owner	Tax Information: Tax Parcel ID No. 172-08-0B-098.00-CO

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, **Suzanne Massengill, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bryan Gardner and Corinne Gardner, husband and wife**, ("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 Lot No. 98 on the Plan of Revised Final Plat Phase One, Bridle Downs of record in Plat Book 6900, Page (s) 546 through 548, Inclusive, and revised in Book 6900, Pages 701 through 703, inclusive and Surveyor's Certificate of Correction of record in Book 8169, Page 240, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

\Being the same property conveyed to Suzanne Massengill by Warranty deed from David C. Denise and Tevis C. Denise of record in Instrument No. 20031120-0169414 Register's Office for Davidson County, Tennessee, dated November 13, 2003 and recorded on November 20, 2003.

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.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 546 through 548, inclusive and revised in Book 6900, Pages 701 through 703, inclusive and Surveyor's Certificate of Correction of record in Book 8169, Page 240, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7448, Page 772, as amended in Book 8814, page 631; Book 9818, page 68 and Book 9873, page 497, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under

Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
By-Laws of Bridle Downs of record in Book 8814, Page 639, in the Register's Office for Davidson County, Tennessee.
Charter of Bridle Downs of record in Book 8814, Page 604, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed for common areas to Bridle Downs Homeowner's Association of record in Book 8838, Page 980 and Book 8838, Page 983, in the Register's Office for Davidson County, Tennessee.
Right of Way of road, street or highway encompassed within the boundaries of the property.
Storm Water Detention Agreement of record in Book 7266, Page 813, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance of water and sewer lines of record in Book 7797, Page 477 and Book 7797, page 485, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7693, Page 607, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1521 Celebration Way Nashville TN 37211-6825

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.

Suzanne Massengill

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Suzanne Massengill, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of November, 2016.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018