THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
Jennifer S. Ghanem, Esq. **The Row Title & Escrow, LLC** **20 Music Square W, Suite 200** **Nashville, TN 37203**	The actual consideration or 405,000.00. Affiant Subscribed and sworn to before me, this 18th day of November, 2016. Notary Public My Commission Expires: 9/7/2020

ALYSSA RAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Jan Pahleteg 6505 Banbury Xing Brentwood, TN 37027	Send Tax Bills to: Farmington Mortgage, a division of CapStar Bank 2002 Richard Jones Rd, Ste 300A Nashville, TN 37215	Tax Information: Tax Parcel ID No. 172-09-0A-048.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BEAU MICHAEL BRINKLEY AND WHITNEY DAWN BRINKLEY, HUSBAND AND WIFE,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **JAN PAHLETEG, an unmarried man,** ("Grantee"), his 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. 48 on the Plat of Section Two, Banbury Crossing, of record in Plat Book 9700, pages 605 thru 609, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to BEAU MICHAEL BRINKLEY AND WHITNEY DAWN BUTLER, by deed from OLIVER SCAIFE, JR., TRUSTEE OF THE OESIII REVOCABLE TRUST DATED NOVEMBER 4, 2008, of record in Instrument No. 20140402-0027316, dated March 31, 2014 said Register's Office.

Further being the same property conveyed to BEAU MICHAEL BRINKLEY AND WHITNEY DAWN BRINKLEY, HUSBAND AND WIFE, by quitclaim deed from BEAU MICHAEL BRINKLEY AND WHITNEY DAWN BUTLER N/K/A WHITNEY DAWN BRINKLEY, of record in Instrument No. 20160510-0046575, dated May 10, 2016, said Register's Office.

This is improved property commonly known as: **6505 Banbury Xing, Brentwood, TN 37027.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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.

Davidson County DEEDWARR
Recvd: 11/21/16 14:06 3 pgs
Fees:18.00 Taxes:1498.50
20161121-0122742

IN WITNESS WHEREOF, Grantors have executed this instrument on this 18th day of November, 2016.

BEAU MICHAEL BRINKLEY

WHITNEY DAWN BRINKLEY

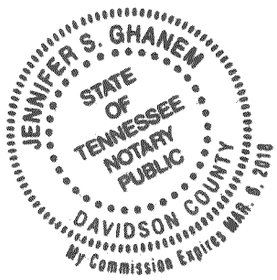
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, **BEAU MICHAEL BRINKLEY AND WHITNEY DAWN BRINKLEY,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of November, 2016.

Notary Public

My Commission Expires: _____



True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

