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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 16119898** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: ~~$~~313,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 6th day of December, 2016.<br><br>Notary Public<br>My Commission Expires: 8.4.20 |

THOMAS VORHOLT II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

## WARRANTY DEED

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| Address New Owner:<br>Edward M Rouse, Jr. and Deborah Nelson-Rouse<br>4216 Hallmark Road<br>Nashville TN 37218-1405 | Send Tax Bills To:<br>NEW OWNER | Tax Information:<br>Tax Parcel ID No.<br>058-11-0A-036.00-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, **John M. Quinn and wife, Carol Quinn.** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Edward M Rouse, Jr. and Deborah Nelson-Rouse, wife and husband**, ("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. 36 on the Plan of Section Two, Drake's Run of record in Plat Book 11700, Page 69, 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 John M. Quinn and wife, Carol Quinn by Warranty deed from Thomas J. Dorsey, II, unmarried of record in Instrument No. 20150903-0089746 Register's Office for Davidson County, Tennessee, dated August 28, 2015 and recorded on September 03, 2015.

The execution of this instrument is effected by the signature of Luke Krehbiel as Attorney-in-fact for John M Quinn, which Power of Attorney is recorded in Instrument No. 20161207-0128322, and also by the signature of Luke Krehbiel as Attorney-in-fact for Carol Quinn, which Power of Attorney is recorded in Instrument No. 20161207-0128323, both in 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.

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 11700, Page 69, Register's Office for Davidson County, Tennessee.

Storm Water Agreement of record in Book 11286, Page 218, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans: T20160107466 DEEDWARRSP
Recvd: 12/07/16 09:46 2 pgs
Fees: 13.00 Taxes: 1158.10
20161207-0128324

This is improved property located at 4216 Hallmark Road Nashville TN 37218-1405

**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**, Grantors have executed this instrument on this 6th day of December, 2016.

John M. Quinn by Luke Krehbiel as attorney in fact

John M. Quinn by Luke Krehbiel
as Attorney in fact

Carol Quinn by Luke Krehbiel as attorney in fact

Carol Quinn by Luke Krehbiel
as Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Luke Krehbiel,** with whom I am personally acquainted, 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 John M Quinn,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 6th day of December, 2016.

Notary Public My Commission Expires: _____

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Luke Krehbiel,** with whom I am personally acquainted, 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 Carol Quinn,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 6th day of December, 2016.

Notary Public My Commission Expires: _____

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