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

CRT File No. 16078531

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: $265,500.00.

Affiant

Subscribed and sworn to before me, this 8th day of December, 2016.

Notary Public
My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20160110070 DEEDWARR
Recvd: 12/14/16 15:35 2 pgs
Fees:13.00 Taxes:982.35
20161214-0131364

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sue Cole Martin 5734 Chadwick Lane Brentwood TN 37027	New Owner	Tax Parcel ID No. 160-16-0A-021.00 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, **Joseph Irgang, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sue Cole Martin, unmarried**, ("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(s) 12, as shown on the map entitled Section Two Montgomery Place, of record in Plat Book 7900, page 922, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOSEPH IRGANG, by deed from U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF8 MASTER PARTICIPATION TRUST, of record in Instrument No. 20141014-0094814, dated September 24, 2014, 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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 160-16-0A-021.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Property Fence Agreement of record in Instrument No. 20160608-0057874 and Instrument No. 20160922-0099844, said Register's Office.

Matters shown on the Plan of record in Plat Book 7900, page 922, said Register's Office.

Matters shown on the Boundary Plat of record in Plat Book 8250, page 237, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments,

charges and liens, contained in an instrument of record in Book 9307, page 681, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6994, page 909, Book 7322, pages 326, 341 and 344, said Register's Office.

Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 8175, page 804, said Register's Office.

Easement for drainage facility of record in Book 7859, page 371, said Register's Office.

This is improved property located at 5734 Chadwick Lane Brentwood TN 37027

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 8th day of December, 2016.

Joseph Irgang

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Irgang, 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 8th day of December, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018