THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 630,000.00. Nancy Enoch Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF December, 2016. Notary Public MY COMMISSION EXPIRES: 1-6-20 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160112456 DEEDWARR
Recvd: 12/21/16 12:40 2 pgs
Fees:13.00 Taxes:2331.00
20161221-0134152

JAMES A. WALCHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alex Rappuhn	New Owner	MAP 116-12
3819 Estes Road		PARCEL -095.00
Nashville, TN 37215-1730		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Harriet Rodgers, a single woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alex Rappuhn**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Tract 1:

Land in Davidson County, Tennessee, being part of Lot No. 17 of Block "D" on the Map of Woodmont Lane Homesites, of record in Book 1130, Page 13, of the Register's Office for said County and described according to a copy of a survey thereof made March 24, 1976 by John Kohl, Surveyor, Tennessee No. 106 and according to survey dated January, 1994, by W.B. Granstraff, Surveyor; and described according to a survey made by Campbell, McRae and Assoc. Surveying, Inc., dated 1/12/95, License No. 1673, whose address is 2424 21st Ave. South, Ste. 201, Nashville, TN 37212, as follows:

Beginning at a point in the Northerly margin of Abbott-Martin Road, the common corner of Lot Nos. 17 and 18; thence with the North margin of Abbott-Martin Road Eastwardly 44.9 feet to a concrete monument at the beginning of a curve; thence around said curve in a Northeasterly direction 31.5 feet to another concrete monument in the Westerly margin of Estes Avenue; thence with the margin of Estes Avenue Northwardly 110.00 feet to a point, the common corner of Lot Nos. 16 and 17; thence Northwestwardly 187.20 feet to the intersection of Lot Nos. 17 and 18 at a point which is 17.56 feet from the rear common corner of said lots to a point in the line between Lot Nos. 18 and 25; thence with the common line between Lot Nos. 17 and 18; Southeastwardly 220.45 feet to the point of beginning.

Tract 2:

Also conveyed herewith is a permanent easement, running with the land, in and to a triangular portion of Lot No. 18 of Block "D" in the map of Woodmont Lane Homesites, recorded in Book 1130, Page 13, Register's Office for Davidson County, Tennessee, consisting of 1,161 square feet and described as follows:

Beginning at a point in the Northerly margin of Abbott-Martin Road, said point being the common front corners of Lot Nos. 17 and 18; thence North 28 degrees 15' 01" West 72.89 feet with said common lot lines to a point; thence, South 03 degrees 00' 45" west 65.36 feet to a point; thence South 21 degrees 27' 23" East 7.26 feet to a point in the northerly margin of Abbott-Margin Road; thence South 87 degrees 36' 00" East with said margin of said road 34.57 feet to the point of beginning.

This easement is granted for the purpose of use for ingress and egress by the owner of Lot No. 17 and also for use as a greenbelt serving Lot No. 17. The owner of Lot No. 17 will maintain the easement area. No fences, obstructions or improvements of any kind, other than a driveway, will be constructed on said easement area.

Being the same property conveyed to Edwin C. Rodgers and spouse, Harriet Rodgers by Warranty deed from Lucius E. Burch IV and spouse, Paula P. Burch of record in Instrument No. 20021009-0123932, Register's Office for Davidson County, Tennessee, dated September 26, 2002 and recorded on October 09, 2002. The said Edwin C. Rodgers (also known as Edwin C. Rodgers, Jr.) has since died (March 2, 2006) leaving Harriet as the survivor of their tenancy-by-the-entireties.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2017 and subsequent years, not now payable; (2) All restrictions of record; (3) All easements of record, including Mutual Driveway Easement of record in Instrument No. 20060807-0096520, and Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4102, Page 345; (4) All visible easements; (5) All matters appearing on the plan of record in Plat Book 1130, Page 13, Register's Office for Davidson County, Tennessee; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **3819 Estes Road; Nashville, TN 37215-1730.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 15th day of December, 2016.

Harriet Rodgers

Harriet Rodgers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Harriet Rodgers** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of December, 2016.

My Commission expires: 1-6-20

Notary Public

JAMES WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN