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| **THIS INSTRUMENT PREPARED BY:**<br><br>**Jennifer S. Ghanem, Esq.**<br>**The Row Title & Escrow, LLC**<br>**20 Music Square W, Suite 200**<br>**Nashville, TN 37203**<br><br>BILL GARRETT, Davidson County<br>Trans:T20170000999 DEEDWARR<br>Recvd: 01/05/17 09:38 2 pgs<br>Fees:13.00 Taxes:880.60<br>20170105-0001141 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or 238,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 3rd day of January, 2017.<br><br>Notary Public<br>My Commission Expires: 7/6/20 |

DANA ELLWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

## WARRANTY DEED

| | | |
|---|---|---|
| New Owner:<br>Darren Mittermeier<br>1516 Elm Run Ct<br>Nashville, TN 37214 | Send Tax Bills to:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>108-12-0-203.00 |

**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, **CHRIS BUTLER AND ANDREA K. BRASSEL, HUSBAND AND WIFE** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **DARREN M. MITTERMEIER, 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(s) 38, as shown on the map entitled Section 3, Trailwood, of record in Plat Book 6900, Page 67, 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 CHRIS BUTLER, UNMARRIED, by deed from MICHAEL S. FORTNER, UNMARRIED, of record in Instrument No. 20140924-0088028, dated September 19, 2014, said Register's Office.**

**Andrea K. Brassel, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in said property.**

This is improved property commonly known as: **1516 Elm Run Ct., Nashville, TN 37214.**

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 Grantee, his 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.

**[INTENTIONALLY LEFT BLANK]**

**IN WITNESS WHEREOF**, Grantors have executed this instrument on this 3rd day of January, 2017.

**CHRIS BUTLER**

**ANDREA K. BRASSEL**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **CHRIS BUTLER AND ANDREA K. BRASSEL,** 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 and official seal at office this 3rd day of January, 2017.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

Notary Public
My Commission Expires: _____