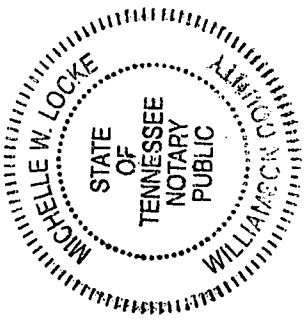
BILL GARRETT, Davidson County
Trans:T20170004207 DEEDWARR
Recvd: 01/17/17 10:27 2 pgs
Fees:13.00 Taxes:1148.85
20170117-0004727



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $310,500.00.

Affiant

Subscribed and sworn to before me, this 12th day of January, 2017.

Notary Public

My commission expires: 10/2/17

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Sarah Brenner and Samuel Brenner	Tristar Bank	156-02-0-056.00
756 Harpeth Bend Drive	719 E College St	
Nashville, TN 37221	Dickson TN 37055	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

Ryan P. Thomas and Denise Thomas, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Sarah Brenner and Samuel Brenner, wife and husband,

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 367 on the Plan of Section 3, Harpeth Valley Park of record in Plat Book 4175, Page 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.Said lot fronts 80 feet on the Westerly side of Harpeth Bend Drive and extends back between parallel lines 197 feet to a dead line.

Being the same property conveyed to Ryan P. Thomas and Denise Thomas, husband and wife by Warranty deed from Rhonda Sue Bourke and Brenda Lee Gainey, both unmarried of record in Instrument No. 20111207-0095426 Register's Office for Davidson County, Tennessee, dated November 30, 2011 and recorded on December 07, 2011.

This is improved property known as **756 Harpeth Bend Drive, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 12th day of January, 2017.

Ryan P. Thomas

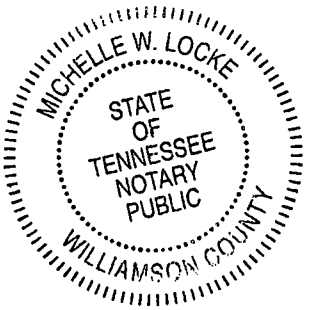
Denise Thomas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ryan P. Thomas and Denise Thomas, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 12th day of January, 2017.

Notary Public
My Commission Expires: 10/2/17



SolomonParks File No. 5016503