THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170310941** Return to MAGNOLIA TITLE & ESCROW 1104 Fatherland Street NASHVILLE, TN 37206	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $305,000.00. Affiant Subscribed and sworn to before me, this 23rd day of March, 2017. RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY Notary Public My Commission Expires: 8/17/19

WARRANTY DEED

Address New Owner: Neal Dahlgren and Jennifer Dahlgren 335 BLACKMAN RD Nashville TN 37211-5144	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 14705021000

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, **Michael C. House and Sara C. House, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Neal Dahlgren and Jennifer Dahlgren, husband and wife**, ("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 No. 82 on the Plan of Section One, Caldwell Country Estates of record in Plat Book 2663, Page (s) 68 and 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 Michael C. House and wife, Sara C. House by Warranty Deed from Rebecca Anne Nergenah, a married woman, recorded on the 20th day of March, 2015 in Instrument No. 20150320-0023969, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, CALDWELL COUNTRY ESTATES, as recorded in Plat Book 2663, Page(s) 68-69.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2802, Page 369.

Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances as set forth in instrument recorded in Book 6209, Page 316.

This is improved property located at 335 BLACKMAN RD Nashville TN 37211-5144

BILL GARRETT, Davidson County
Trans: T20170025218 DEEDWARR
Recvd: 03/24/17 14:34 2 pgs
Fees: 13.00 Taxes: 1128.50
20170324-0029117

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 23rd day of March, 2017.

Michael C. House

Sara C. House

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael C. House and Sara C. House, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of March, 2017.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018