THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170311177** BILL GARRETT, Davidson County Trans:T20170041495 DEEDWARR Recvd: 05/16/17 10:18 2 pgs Fees:13.00 Taxes:993.45 20170516-0048381	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $268,500.00. Affiant Subscribed and sworn to before me, this 12th day of May, 2017. Notary Public My Commission Expires: 7/6/20 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

Address New Owner: Robert C Brehm 2330 Riverside Drive Nashville TN 37216	Send Tax Bills To: new owner	Tax Information: Tax Parcel ID No. 072-07-0-120.00

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, **Tyler Rossebo, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert C Brehm , an 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 No. 6 and 7 on the Plan of L.A. Warren's Resubdivision of Block "C" of R.M. Dudley's Subdivision of record in Plat Book 843, Page 102, 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 Lots adjoin and front together 145.5 feet on the Westerly side of Riverside Boulevard as measured around a curve, and extends back between lines 178 feet on the North line of Lot No. 6 and 100 feet on the South line of Lot No. 7 to a dead line in the rear on which they measure 103 feet.

Tract II

A tract of land in Nashville, Davidson County, Tennessee, being located in the Southwestern Quadrant of the intersection of Riverside Drive (80' R.O.W.) and Kirkland Avenue (80' R.O.W.) and being more particularly described as follows:

Beginning at an iron pin in the Northwesterly margin of Riverside Drive, said iron pin being Southerly 285.5 feet from the Southern terminus of Kirkland Drive and being the Easterly most common corner of said tract and the Felix Sales, Etux property as evidence in Book 4385, Page 574, Register's Office Davidson County, Tennessee, thence 1) with said Northwesterly margin of Riverside Drive, South 63 degrees 41' 02" North a distance of 91.06 feet to an iron pin, thence 2) Leaving said margin and severing the lands of Patrick S. Long, Etux as evidenced in Book 5545, Page 37, Register's Office Davidson County, Tennessee, North 18 degrees 22' 04" West a distance of 55.80 feet to an iron pin the Southerly line of said Felix Sales Tract, thence 3) With said Southerly line, South 82 degrees 46' East a distance of 100.00 feet to the Point of Beginning, and containing 2,516.17 square feet or 0.058 acres, more or less.

Being the same property conveyed to Tyler Rosseba, an unmarried man by Warranty deed from Drue Allison f/k/a Drue E. Hackney, joined by her husband, Garry Allison, Jr. of record in Instrument No. 20140227-0016951 Register's Office for Davidson County, Tennessee, dated February 25, 2014 and recorded on

February 27, 2014 and Scrivener's Affidavit recorded in Instrument No. 20140421-0032683.

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.

Taxes for the year 2017, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 843, Page 102, Register's Office for Davidson County, Tennessee.
Agreement for dedication of permanent easement for house and fence of record in Book 7572, Page 437, in the Register's Office for Davidson County, Tennessee.
T.V.A. Easement of record in Book 1136, Page 167, in the Register's Office for Davidson County, Tennessee.
Easement for Sanitary Sewers and/or Strom Drainage of record in Book 4218, Page 564, in the Register's Office for Davidson County, Tennessee.
6' Wide Overhead Line Easement to Metropolitan Government onf Nashville and Davidson County, Acting by and through the Electric Power Board of said Government of record in Instrument No. 20170323-0028588

This is improved property located at 2330 Riverside Drive Nashville TN 37216

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 12th day of May, 2017.

Tyler Rossebo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 12th day of May, 2017.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018