THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 17101383**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $345,000.00. Affiant Subscribed and sworn to before me, this 13th day of November, 2017. Notary Public My Commission Expires:

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Bill Garrett Davidson County
Batch# 25579 DEEDWARR
11/14/2017 02:52:45 PM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20171114-0117121

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Korby Lenker 1305 BOSCOBEL ST Nashville TN 37206-2917	New Owner	Tax Parcel ID No. 08313015700

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, **Geoffrey Newhall and wife, Karen Newhall** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Korby Lenker**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 151, EAST EDGEFIELD, as shown on plat of record in Plat Book 21, Page 147, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Geoffrey Newhall to Geoffrey Newhall and wife, Karen Newhall as recorded on the 7th day of August, 2006 in Instrument No. 20060807-0096349 and Warranty Deed from Martin J. Crum and wife, Tanya M. Crum to Geoffrey Newhall as recorded on the 30th day of January, 2006 in Instrument No. 20060130-0011247, 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 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of EAST EDGEFIELD, as recorded in Plat Book 21, Page(s) 147.

This is improved property located at 1305 BOSCOBEL ST Nashville, TN 37206-2917.

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 13th day of November, 2017.

Geoffrey Newhall

Karen Newhall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Geoffrey Newhall and Karen Newhall, 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 13th day of November, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018