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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 171013785**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $475,000.00. Affiant Subscribed and sworn to before me, this 20th day of November, 2017. Notary Public My Commission Expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Bill Garrett Davidson County
Batch# 30452 **DEEDWARR**
11/28/2017 09:14:10 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20171128-0121042

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Chase Gilbert and Shay Nichole Hart 4314 Prescott Road Nashville TN 37204	New Owner	Tax Parcel ID No. 132 07 0 03500

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, **Connie Marie B. Clinebelle and Ronald Irving Bimstein,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Chase Gilbert , an unmarried man and Shay Nichole Hart, an unmarried woman, joint tenants with right of survivorship** ("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. 27 on the Plan of Southmeade of record in Plat Book 1835, Page 118 and 119, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 180 feet on the easterly side of Prescott Road and runs back 244.1 feet on the north line and 268 feet on the south line, to a dead line, measuring 181.2 feet thereon.

Being the same property conveyed to Irving I. Bimstein, Jr. and wife, Frances Mobbs Bimstein by warranty deed from Irving I. Bimstein, Sr. and wife, Cerene T. Bimstein of record in Book 4433, page 694, Register's Office for Davidson County, Tennessee, dated 01/19/1964 and recorded on 07/24/1970. (Value or consideration shown in aforementioned deed $0.)

Being also known as 4314 Prescott Road Nashville, Tennessee 37204.

The said Frances Mobbs Bimstein predeceased Irving I. Bimstein, Jr. The said Irving I. Bimstein, Jr. died on December 8, 2016 and by his will in case no. 17P60 of the Probate Court for Davidson County, Tennessee, he devised this property to Connie Marie B. Clinebelle and Ronald Irving Bimstein.

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.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but

Rights of claims and parties in possession not shown by the public records.
Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
Taxes or special assessments which are not shown as existing liens by the public records.
Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
Easements or claims of easements not shown by the Public Records.
If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
Taxes for the year 2017, a lien due and payable, but not delinquent.
Subject to all matters shown on the Plan of record in Plat Book 1835, Page (s) 118 and 119, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 2044, Page 131, Book 2046, page 541 and Book 7254, page 187, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Easement of record in Book 2105, Page 33, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4314 Prescott Road Nashville TN 37204

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 20th day of November, 2017.

Connie Marie B. Clinebelle Ronald Irving Bimstein

Connie Marie B. Clinebelle Ronald Irving Bimstein

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Connie Marie B. Clinebelle and Ronald Irving Bimstein, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of November, 2017.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020