THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180215152** Bill Garrett Davidson County Batch# 82848 **DEEDWARR** 04/19/2018 12:05:09 PM 2 pgs Fees: $13.00 Taxes: $6,980.05 20180419-0037015	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,886,500.00. Affiant Subscribed and sworn to before me, this 13th day of April, 2018. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Emily Johnson Wakefield and Reid Samuel Wakefield 5899 Willshire Drive Nashville TN 37215-5111	New Owner	Tax Parcel ID No. 144-16-028.00

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, **Brian Jason Ehrig and Sheetal Modi Ehrig, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily Johnson Wakefield and Reid Samuel Wakefield, wife and husband**, ("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. 10 on the Plan of Otter Creek Hills, as of record in Plat Book 2900, Pages 110 and 111, Register's Office for said County, described as follows:

Beginning at a point in the Northerly margin of Wilshire Drive at the corner of Lots 9 and 10; thence Westerly with said Drive, around a slight curve, 189.3 feet to a monument; continuing Westerly with said Drive; 30 feet to another monument; thence around a curve in a Northeasterly direction, 39.3 feet to a monument in the Easterly margin of Priest Road; thence with said Road in a Northerly direction 232 feet to the corner of Lots Nos. 10 and 11; thence Westerly along the line of said lots, 308 feet to the corner of Lots 9 and 10; thence Southerly with the line of said lots, 269.5 feet to the beginning.

Being the same property conveyed to Brian Jason Ehrig and wife, Sheetal Modi Ehrig by Warranty Deed from Bob Haley, recorded on the 22nd day of October, 2009 in Instrument No. 20091022-0097603, 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.

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 recorded in Plat Book 2900, Page(s) 110-111, amended in Book 4277, Page 10 and Book 4322, Page 59.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3255, Page 387.

Easement for Sewer/Storm Drainage, recorded in Book 7720, Page 732 and Book 7834, Page 194.

This is improved property located at 5899 Willshire Drive Nashville TN 37215-5111

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 April, 2018.

Brian Jason Ehrig

Sheetal Modi Ehrig
By: Angela Wright, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian Jason Ehrig 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 13th day of April, 2018.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Angela Wright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Sheetal Modi Ehrig and that she is authorized by Sheetal Modi Ehrig to execute this instrument on her behalf.

WITNESS my hand, at office, this 13th day of April, 2018.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018