THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 180415723

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,190,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of June, 2018.

Notary Public
My Commission Expires: _____

HUDSON LEWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 19, 2022

Bill Garrett Davidson County
Batch# 101429 DEEDWARR
06/07/2018 09:37:44 AM 2 pgs
Fees: $13.00 Taxes: $8,103.00

20180607-0054674

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael D. Sontag, Trustee of the 4032 Overbrook Court Nominee Trust Agreement dated April 12, 2018 4032 Overbrook Court Nashville TN 37204	New Owner	Tax Parcel ID No. 132-06-0-005.00

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, **Jeffrey A. Riggs aka Jeffrey Allen Riggs, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael D. Sontag, Trustee of the 4032 Overbrook Court Nominee Trust Agreement dated April 12, 2018**, ("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. 18 on the Plan of Additions & A Revision of Brookhaven Estates, of record in Plat Book 2133, Page 49, 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 Jeffrey A. Riggs a/k/a Jeffrey Allen Riggs, a single man by Warranty Deed from Thomas Bronson, and wife, Erin Bronson, of record in Instrument No. 20161003-0104203, Register's Office for Davidson County, Tennessee, dated October 03, 2016 and recorded on October 03, 2016.

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 2018, a lien not yet due and payable.

If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

Subject to all matters shown on the Plan of record in Plat Book 1835, Page 50, as revised in Plat Book 2133, Page 49, and Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1788, Page 55 and Book 1969, Page 609, and Book 2154, Page 458, 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.

This is improved property located at 4032 Overbrook Court 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 4th day of June, 2018.

Jeffrey A. Riggs aka Jeffrey Allen Riggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeffrey A. Riggs aka Jeffrey Allen Riggs, 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 4th day of June, 2018.

Notary Public

My Commission Expires:

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