THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180516283**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $719,000.00. KCM Affiant Subscribed and sworn to before me, this26th day of June, 2018. Notary Public My Commission Expires: ____

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Bill Garrett Davidson County
Batch# 111009 DEEDWARR
06/29/2018 01:48:20 PM 2 pgs
Fees: $13.00 Taxes: $2,660.30

20180629-0063246

WARRANTY DEED

Address New Owner: Tina J. Newgarden and Joseph E. Newgarden, III. 44 Park Crescent Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131060C03900CO

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, **Leo B. Snel and Judith P. Quinn, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tina J. Newgarden, unmarried and Joseph E. Newgarden, III., unmarried**("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. 82 on the Plan of Burton Hills Estates, Tract 9, of record in Book 6250, Page 596, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Leo B. Snel and wife, Judith P. Quinn by Warranty Deed from Bradley S. Doerschuk and wife, Jacie D. Doerschuk, recorded on the 19th day of June, 2012 in Instrument No. 20120619-0053472, 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 of BURTON HILLS ESTATES, TRACT 9, as recorded in Plat Book 6250, Page(s) 596 and PUD Boundary Plats recorded in Plat Book 6250, Page 284, Plat Book 6250, Page 649 and Plat Book 6900, Book 304.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6326, Page 588, Book 6517, Page 522, Book 6644, Page 23, Book 6691, Page 593, Book 6778, Page 532, Book 6778, Page 536, Book 6917, Page 730, Book 6911, Page 120, Book 7046, Page 520, Book 7076, Page 691, Book 7146, Page 188 and Book 9882, Page 733 and Instrument No. 20040712-0082567.

Charter of Homeowners Association recorded in Book 6517, Page 505, Book 6517, Page 511, Book 6665, Page 1, Book 6921, Page 210, Book 6921, Page 214 and Book 6921, Page 216.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4298, Page 491.

Easement recorded in Book 8587, Page 256 and Book 8622, Page 147.

Agreements recorded in Book 6470, Page 383 and Book 6655, Page 47.

Conveyance to Homeowners Association recorded in Book 6917, Page 706.

Easement Agreement recorded at Instrument No. 20071114-0133705.

This is improved property located at 44 Park Crescent Nashville TN 37215

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 26th day of June, 2018.

Leo B. Snel by Paula Van Slyke — Judith P. Quinn by Paula Van Slyke

Leo B. Snel
By: Paula Van Slyke, Attorney in Fact
Attorney in Fact

Judith P. Quinn
By: Paula Van Slyke, Attorney in Fact
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, Paula Van Slyke, 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 Leo B. Snel and that she is authorized by Leo B. Snel to execute this instrument on his behalf.

WITNESS my hand, at office, this 26th day of June, 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, Paula Van Slyke, 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 Judith P. Quinn and that she is authorized by Judith P. Quinn to execute this instrument on her behalf.

WITNESS my hand, at office, this 26th day of June, 2018.

Notary Public

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