THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180717118** Karen Y Johnson Davidson County Batch# 143496 **DEEDWARR** 09/20/2018 03:20:32 PM 2 pgs Fees: $13.00 Taxes: $1,068.38 20180920-0093478	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $288,750.00. Affiant Subscribed and sworn to before me, this 19th day of September, 2018. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY CARMEN COATS My Commission Expires 03-08-2022

WARRANTY DEED

Address New Owner: Robert Christenberry 517 Brewer Dr. Nashville TN 37211	Send Tax Bills To: Mortgage Investors Group 8320 E. Walker Springs Lane #200 Knoxville, TN 37923	Tax Information: Tax Parcel ID No. 161-03-0-039.00

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, **Dillon Seigenthaler and Laura Seigenthaler, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Christenberry, an unmarried man**, ("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. 19 on the Plan of Wilkerson Heights, of record in Plat Book 2900, Page 63, 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 Dillon Seigenthaler and Laura Seigenthaler, husband and wife by Warranty Deed from Shukriye Z. Omer and wife, Kahar H. Omer, wife and husband, of record in Instrument No. 20170110-0002761, Register's Office for Davidson County, Tennessee, dated January 06, 2017 and recorded on January 10, 2017.

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, and all years thereafter.

Subject to all matters shown on the Plan of record in Plat Book 2900, Page 63, Register's Office for Davidson County, Tennessee.

This is improved property located at 517 Brewer Dr. Nashville TN 37211

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 19th day of September, 2018.

Dillon Seigenthaler

Laura Seigenthaler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dillon Seigenthaler and Laura Seigenthaler, 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 19th day of September, 2018.

Notary Public

My Commission Expires: _____

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