THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180817356** Karen Y Johnson Davidson County Batch# 146662 **DEEDWARR** 10/01/2018 08:50:08 AM 2 pgs Fees: $13.00 Taxes: $2,874.90 20181001-0096695	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $777,000.00. Affiant Subscribed and sworn to before me, this 27th day of September, 2018. Notary Public My Commission Expires: WILLIAM T CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 08, 2022

WARRANTY DEED

Address New Owner: Zachary Gilbert and Kaylee Archer 1136 Brookmeade Drive Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13104021600

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, **Michael D. Sontag, Trustee of the AJ Brookmeade Trust dated October 16, 2013** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Zachary Gilbert and Kaylee Archer, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the Davidson County, Tennessee, being Lot No. 6 on the Map of Duncanwood, as of record in Plat Book 1424, Page 139, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael D. Sontag, Trustee of the AJ Brookmeade Trust Agreement dated October 16, 2013 by Warranty Deed from Jeremy Lyons and Nathan Lyons, recorded on the 26th day of November, 2013 in Instrument No. 20131126-0121571, 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 DUNCANWOOD, as recorded in Plat Book 1424, Page(s) 139.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1136 Brookmeade Drive 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 27th day of September, 2018.

The AJ Brookmeade Trust dated October 16, 2013

By: _____
Michael D. Sontag, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael D. Sontag, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of The AJ Brookmeade Trust, dated October 16, 2013, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 27th day of September, 2018.

_____
Notary Public

