THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180817537

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $489,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of September, 2018.

Notary Public
My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

Karen Y Johnson Davidson County
Batch# 147489 **DEEDWARR**
10/01/2018 03:40:50 PM 2 pgs
Fees: $13.00 Taxes: $1,809.30

20181001-0097362

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Arens Guerrier 860 Brook Hollow Road Nashville TN 37205	CMG Financial 3160 Crow Canyon Rd. Ste 400 San Ramon, CA 94583	Tax Parcel ID No. 102-11-0-060.00

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, **Joshua P. Fessel and Shana E. Kohnstamm, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Arens Guerrier, married**, ("Grantee"), his 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(s) 125, as shown on the map entitled Horton Heights Section VI, of record in Plat Book 2133, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOSHUA P. FESSEL and wife, SHANA E. KOHNSTAMM, by deed from JASON D. SANFORD, of record in Instrument No. 20110926-0074169, dated September 23, 2011, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 102-11-0-060.00.

Matters shown on the Plan of record in Plat Book 2133, page 24, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4319, page 981, said Register's Office.

This is improved property located at 860 Brook Hollow Road Nashville TN 37205

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 BIND MYSELF/OURSELVES, MY/OUR HEIRS AND REPRESENTATIVES, 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 25th day of September, 2018.

Joshua P. Fessel

Shana E. Kohnstamm

STATE OF Maryland)

COUNTY OF Montgomery Co.)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua P. Fessel and Shana E. Kohnstamm, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of September, 2018.

Notary Public

My Commission Expires:

KARINA PIEDRAMARTEL
NOTARY PUBLIC STATE OF MARYLAND
County of Montgomery
My Commission Expires January 8, 2021