THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190219316** Karen Johnson Davidson County Batch# 198358 **DEEDWARR** 02/25/2019 08:48:11 AM 2 pgs Fees: $13.00 Taxes: $8,787.50 20190225-0016511	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,375,000.00. Affiant Subscribed and sworn to before me, this 20th day of February, 2019. Notary Public My Commission Expires: _____ VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 9, 2021

WARRANTY DEED

Address New Owner: Warner Jones, Trustee 4032 Overbrook Court Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: 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, **Michael D. Sontag, Trustee of the 4032 Overbrook Court Nominee Trust, dated April 12, 2018** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey **Warner Jones, Trustee of the 4032 Overbrook Court Trust u/a dated February 14, 2019** ("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 by Warranty Deed from Jeffrey A. Riggs aka Jeffrey Allen Riggs, a single man to Michael D. Sontag, Trustee of the 4032 Overbrook Court Nominee Trust Agreement dated April 12, 2018, as recorded on the 7th day of June, 2018 in Instrument No. 20180607-0054674 and Warranty Deed from Thomas Bronson, and wife, Erin Bronson to Jeffrey A. Riggs A/K/A Jeffrey Allen Riggs, a single man, as recorded on the 3rd day of October, 2016 in Instrument No. 20161003-0104203, 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.

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 20th day of February, 2019.

The 4032 Overbrook Court Nominee Trust, dated April 12, 2018

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 4032 Overbrook Court Nominee Trust, dated April 12, 2018 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 20th day of February, 2019.

JENNIFER ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 8, 2021

Notary Public