THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191224103** Karen Johnson Davidson County Batch# 344726 DEEDWARR 01/17/2020 08:34:51 AM 2 pgs Fees: $13.00 Taxes: $1,572.50 20200117-0006166	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $ 425,000.00. Affiant Subscribed and sworn to before me, this 15th day of January, 2020. Notary Public My Commission Expires: 2/24/23 ADAM C. CRIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Brandon James Stout and Katherine Allison Neunaber 479 Brentview Hills Drive Nashville TN 37220	Send Tax Bills To: New Owner 479 Brentview Hills Dr. Nashville, TN 37220	Tax Information: Tax Parcel ID No. 160-04-0-123.00

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, **Ian Wrigley, unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brandon James Stout, an unmarried man, and Katherine Allison Neunaber, an unmarried woman, as joint tenants**, ("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. 49 on the Plan of Brentview Hills of record in Plat Book 3300, Page 43 and 44, 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 Ian Wrigley, unmarried man by Warranty deed from Gregory Waymon Patterson, married and Lisa Claire Patterson Woods, unmarried of record in Instrument No. 20161115-0120055 Register's Office for Davidson County, Tennessee, dated November 09, 2016 and recorded on November 15, 2016.

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 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3300, Page 43 and 44, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3345, Page 205, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6927, Page 490, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 479 Brentview Hills Drive Nashville TN 37220

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 15th day of January, 2020.

Ian Wrigley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ian Wrigley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of January, 2020.

Notary Public
My Commission Expires: July 09, 2022

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022