THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30076-05-2011** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,850,000.00. Affiant Subscribed and sworn to before me this 27th day of June, 2011. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Kathryn Andreen, Craig Andreen 421 Sunnyside Drive Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 116 110 03100

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, **Christopher White and wife, Kimberly White**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathryn Andreen and husband, Craig Andreen** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 421 Sunnyside Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 27th day of June, 2011.

Christopher White

Kimberly White

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Christopher White and Kimberly White**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2011.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20110038450 DEEDWARR
Recvd: 06/28/11 09:16 2 pgs
Fees:13.00 Taxes:6845.00
20110628-0049184

EXHIBIT "A"

A tract of land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, being the southern part of Lot No. 18-A and all of Lot 18-B on the Plan of Honeywood Subdivision of the Malone Estate, not of record, and described according to a copy of a survey thereof made April 2, 1947, by James A. Hamilton, Jr., Surveyor, as follows:

Beginning at a point in the westerly margin of Sunnyside Drive at the common corner of Lots 18-B and 19-A, being the northeast corner of the property of W. Raymond Denney; thence, northerly along the westerly margin of Sunnyside Drive 167 feet 6 inches to a point which is 67 feet 6 inches north of the corner of Lots 18-A and 18-B; thence, westerly 197 feet more or less, to a stake in the east line of Lot No. 3; thence, with the line of the same along the westerly line of Lot No. 18-A and Lot No. 18-B, southerly 141 feet 7 inches to a stake at an iron pin, being Denney's northwest corner of the corner of Lots 19-A and 18-B; thence with the line between said lots easterly 183 feet 9 inches to the point of beginning.

Being the same property conveyed to Christopher White and wife, Kimberly White by deed dated 8/4/2006 from Todd Heebink and wife, Jennifer Heebink of record in Instrument No. 20060814-0100047, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, which have been prorated and assumed by the Grantee.