| THIS INSTRUMENT PREPARED BY:<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 30121-06-2011**<br>File box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $483,000.00.<br><br>Clark B. Rollins IV<br>Affiant<br><br>Subscribed and sworn to before me this 15th day of August, 2011.<br><br>Notary Public<br><br>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:**<br>Clark B. Rollins<br>Lyndsey J. Rollins<br>198 Kenner Avenue<br>Nashville, TN 37205 | **Send Tax Bills To:**<br>NEW OWNER | **Tax Information:**<br>Map and Parcel No.:<br>116 080 02800 |
|---|---|---|

**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 D. Travis, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clark B. Rollins and wife, Lyndsey J. Rollins** ("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 198 Kenner Avenue, 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.

Ashley Haury Travis, spouse of Joshua D. Travis, joins in the execution of this instrument to convey any interest she may have in subject property by virtue of her marriage to the said Joshua D. Travis.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 15th day of August, 2011.

Joshua D. Travis

Ashley Haury Travis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Joshua D. Travis and Ashley Haury Travis**, 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 15th day of August, 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:T20110050846 DEEDWARR
Recvd: 08/18/11 09:56 2 pgs
Fees:13.00 Taxes:1787.10

20110818-0063854

# EXHIBIT "A"

Land in Davidson County, Tennessee, being the southeasterly 66 feet front of Lot No. 28 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for Davidson County, Tennessee and described as follows:

Beginning on the northeasterly margin of Kenner Avenue at the corner of Lots 28 and 29; thence with the northeasterly margin of said Avenue, northwesterly 66 feet; thence northeasterly parallel with the line between said two lots 180 feet, more or less, to the southwesterly margin of a 10 foot reserved strip; thence with the southwesterly margin of said strip, southeasterly 82 feet, more or less, to the corner of said Lots Nos. 28 and 29; thence southwesterly with the line between said two lots, 230 feet to the beginning.

Being the same property conveyed to Joshua D. Travis by deed dated May 18, 2007, from Charles I. Malone and wife, Sara Hicks Malone, of record in Instrument No. 20070523-0061665, 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.
2. All matters appearing on the Plan of record as Book 421, page 100, Register's Office for Davidson County, Tennessee.