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. 30551-04-2012** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,050,000.00. Affiant Subscribed and sworn to before me this 1st day of May, 2012. Notary Public My Commission Expires: My Commission Expires FEB. 19, 2013

BETH M. BROCK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: James C. Ward, III Corinne P. Ward 1209 Nichol Lane Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 130 090 14300

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, **Katie G. Steele, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James C. Ward, III and wife, Corinne P. Ward** ("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 412 W. Brookfield Avenue, Nashville, TN 37205

THIS IS NOT NOW, NOW HAS IT EVER BEEN THE MARITAL RESIDENCE OF THE GRANTOR.

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.

BILL GARRETT, Davidson County
Trans:T20120032003 DEEDWARR
Recvd: 05/02/12 09:46 3 pgs
Fees:18.00 Taxes:3885.00
20120502-0037437

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of May, 2012.

Katie G. Steele

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at Office, this 1st day of May, 2012.

Notary Public

My commission expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Highlands of Belle Meade No. 1, of record in Plat Book 547, page 180, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Katie G. Steele by deed dated August 11, 2009, from Garce Ward Hall, Wende Hall Stambaugh, and Richard Rhoads Hall, Jr., Co-Trustees of the Grace Ward Hall Revocable Trust, of record in Instrument No. 20090811-0075716, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 547, page 180, Register's Office for Davidson County, Tennessee.