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. 30852-09-2012**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,067,364.00. Affiant Subscribed and sworn to before me this 23rd day of October, 2012. Notary Public My Commission Expires: 07/08/13

Rachel Neal STATE OF TENNESSEE NOTARY PUBLIC Davidson County

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Michael S. Finucane, Elaine Finucane 4415 Beekman Drive Nashville, TN 37215	New owner	Map and Parcel No.: 130 140 055.00

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, **Craig Hartman and wife, Jennifer S. Hartman**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael S. Finucane and wife, Elaine Finucane** ("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 4415 Beekman Drive, Nashville, TN 37215

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 23rd day of October, 2012.

Craig Hartman
by Gertrude N. Clark, Attorney in Fact
Craig Hartman
BY: Gertrude N. Clark, Attorney-In-Fact

Jennifer S. Hartman
by Gertrude N. Clark, Attorney in Fact
Jennifer S. Hartman
BY: Gertrude N. Clark, Attoney-In-Fact

BILL GARRETT, Davidson County
Trans:T20120081176 DEEDWARR
Recvd: 10/25/12 13:42 2 pgs
Fees:13.00 Taxes:3949.25
20121025-0097962

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, GERTRUDE N. CLARK, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said CRAIG HARTMAN AND JENNIFER S. HARTMAN, and is authorized by the said CRAIG HARTNMA AND JENNIFER S. HARTMAN, to execute this instrument on their behalf.

Witness my hand, at office, this 23rd day of October, 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"

Lot 38B in a resubdivision of Lot 8 on the Plan of T.J. Tyne's tract as recorded in Book 547, page 188, Register's Office for Davidson County, Tennessee, and Lot 2 and 38 of Chickering Hills Section One, as recorded in Book 2331, page 8, Register's Office for Davidson County, Tennessee, City of Forest Hills, First Civil District, Davidson County, Tennessee, being now recorded in Book 6250, page 698, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Craig Hartman and wife, Jennifer S. Hartman, by deed dated April 11, 2006, from Merri M. Clark, of record in Instrument No. 20060417-0043633, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 6250, page 698, Register's Office for Davidson County, Tennessee.