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. 30933-11-2012** Fild Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $850,000.00. Affiant Subscribed and sworn to before me this 10th day of December, 2012. Notary Public My Commission Expires:

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

My Commission Expires 11/3/15

WARRANTY DEED

Address New Owner: Jenney A. Petrikin 3801 Trimble Road Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130 080 09700

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, **Lillian D. Granbery, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jenney A. Petrikin, unmarried** ("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 3801 Trimble Road, 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.

BILL GARRETT, Davidson County
Trans:T20120094950 DEEDWARR
Recvd: 12/12/12 10:34 3 pgs
Fees:18.00 Taxes:3145.00
20121212-0114412

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of December, 2012.

Lillian D. Granbery BY Charles G. Cornelius, Attorney-in-fact

Lillian D. Granbery
BY: Charles G. Cornelius, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES G. CORNELIUS, with who I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said LILLIAN D. GRANBERY, and is authorized by the said LILLIAN D. GRANBERY to execute this instrument on her behalf.

Witness my hand, at office, this 10th day of December, 2012.

Notary Public

My Commission Expires:

GEORGE F. MUDTER JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Granbery Subdivision, of record in Plat Book 6900, page 468, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to James T. Granbery, Jr. and wife, Lillian D. Granbery, by deed dated May 12, 1959, from Donald A. DuPlantier and wife, Louise M. DuPlantier, of record in Book 2907, page 23, Register's Office for Davidson County, Tennessee. James T. Granbery, Jr. died on May 14, 2012.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 6900, page 468, Register's Office for Davidson County, Tennessee.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4305, page 862, Register's Office for Davidson County, Tennessee.