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. 30958-12-2012** **File Box 9-B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $561,110.00. Matthew Eads Affiant Subscribed and sworn to before me this 25th day of February, 2013. Notary Public My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Matthew Eads 4613 General Lowrey Drive Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130 040 04600

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, **William L. Norton III, Executor of the Estate of June G. Lakoff**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Eads and Patricia Mae Holscher** ("Grantees"), their 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 4309 Sneed Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that he is lawfully seised 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 himself, his successors, heirs and assigns, to warrant and forever defend the title to said real estate to Grantees, their 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:T20130016127 DEEDWARR
Recvd: 02/27/13 09:39 3 pgs
Fees:18.00 Taxes:2076.11
20130227-0019405

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of February, 2013.

William L. Norton III, Executor of Estate
of June G. Lakoff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William L. Norton III, Executor of Estate of June G. Lakoff**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand at office this 4th day of February, 2013.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

Being the south 125 feet of Lot No. 7 and the north 60 feet of Lot No. 8, together with a 5-foot reserved strip in the rear, as shown on the Map of Bellemeade Annex, as of record in Book 547, page 66, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 7 and 8 front together 185 feet on the west side of Sneed Avenue and run back between parallel lines 295 feet to a dead line.

Being the same property conveyed to Eugene J. C. Lakoff, Jr. and wife, June Gaiser Lakoff, by deed dated December 29, 1954, from Lincoln L. Lakoff and wife, Mrs. Jacqueline Peterson Lakoff, of record in Book 2337, page 329, Register's Office for Davidson County, Tennessee. Eugene J. C. Lakoff, Jr. predeceased June Gaiser Lakoff, who died on November 20, 2012. Under the terms of her will, of record in Davidson County Probate Court Clerk's Office, Docket No. 12P1849, the Testatrix directed that her real property be part of her probate estate, subject to the control of and sale by the Executor without joinder of any beneficiary. Letters Testamentary were issued to William L. Norton, III.

This conveyance is made subject to:

1. State and County taxes for the year 2013, which have been prorated between the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 547, page 66, Register's Office for Davidson County, Tennessee.