WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $889,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of May, 2013 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 04-28-2014

THIS INSTRUMENT WAS PREPARED BY
Foundation Title And Escrow Series, LLC, 450 Professional Park Building, Suite D, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad Price and Joey S. Price	Same as Owner	13210003700
(NAME)	(NAME)	
805 Alder Court.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Karla Diehl and Matthew Diehl, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Chad Price and Joey S. Price, as tenants by the entirety,**hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Land located in Davidson County, Tennessee, and being known and designated as all of Lot No. 3, "Resubdivision of Lot 3 of A.P. Rose Subdivision and lot 1 of the Resubdivision of Lots 1 and 2 of the A.P. Rose Subdivision", as shown on the plat of the same of record in Plat Book 11190, page 14, in the Register's Office for Davidson County, Tennessee, to which plan specific is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Karla N. Diehl by deed from Matthew Diehl dated October 22, 2012 of record in Instrument No. 20121024-0097484, Register's Office of Davidson County, Tennessee. Also being the property conveyed to Matthew Diehl and Karla N. Diehl Husband and Wife by Warranty Deed from Michael P. Thompson and Wife, Stacy V. Thompson dated August 31, 2004, and of record in Instrument No. 20040913-0110127, register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 894 Curtiswood Lane South, Nashville, TN

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number 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:T20130047024 DEEDWARR
Recvd: 05/05/13 13:31 2 pgs
Fees:13.00 Taxes:3289.30
20130605-0057202

Witness our hands this 31st day of May, 2013

Karla Diehl

Matthew Diehl

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Karla Diehl and Matthew Diehl husband and wife,,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/(they) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of May, 2013

Notary Public

CHRIS CANTRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2015

My commission expires: _____