| THIS INSTRUMENT PREPARED BY:<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 31197-05-2013**<br>File Box 9-B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $554,000.00.<br><br>Angela R. Duff<br>Affiant<br><br>Subscribed and sworn to before me this 14th day of June, 2013.<br><br>Jacqueline G. Brown<br>Notary Public<br>My Commission Expires: 1-6-15<br><br>NOTARY PUBLIC<br>Jacqueline G. Brown<br>My Commission Expires<br>January 6, 2015<br>STATE OF TENNESSEE |
|---|---|

# WARRANTY DEED

| **Address New Owner:**<br>Angela R. Duff<br>5805 Fredricksburg Drive<br>Nashville, TN 37215 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>145 050 02000 |
|---|---|---|

**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, **Daniel B. Prince and wife, Barbara A. Lesch**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Angela R. Duff** ("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 5805 Fredricksburg 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 14th day of June, 2013.

Daniel B. Prince

Barbara A. Lesch

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 14th day of June, 2013.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans: T20130050631 DEEDWARR
Recvd: 06/17/13 10:41 2 pgs
Fees: 13.00 Taxes: 2049.80

20130617-0061469

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Tyne Valley Estates, Section 4, of record in Plat Book 3600, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel A. Prince and wife, Barbara A. Lesch, by deed dated May 22, 1986, from Robert R. Ehman, unmarried, of record in Book 6868, page 598, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 3574, page 303, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 3600, page 10, Register's Office for Davidson County, Tennessee.