THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***123,500.00.

Sarah Sanderson Doughty
Affiant

Subscribed and sworn to before me this 28 day of June, 2013.

Mitchell A Watts
Notary Public

My Commission Expires: 8.22.13

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20130057351 DEEDWARR
Recvd: 07/05/13 11:14 2 pgs
Fees:13.00 Taxes:456.95
20130705-0069703

ADDRESS OF NEW OWNER

Jonathan D. Timm
931 Elvira Avenue
Nashville, Tennessee 37216

SEND TAX BILLS TO

First Bank
3500 Blue Lake Dr, Ste 125
Birmingham, AL 35243

MAP & PARCEL NOS.

MAP 072-06-0
PARCEL 095.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Three Thousand Five Hundred and 00/100 Dollars ($***123,500.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Kevin F. Sanderson-Doughty and Sarah Sanderson-Doughty, husband and wife, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Jonathan D. Timm, _____, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the easterly one half of Lot No. 13 on the Map of C. W. Waller's Subdivision of the John D. Anderson Home Place, of record in Book 421, Page 35, Register's Office for said County.

SAID part of Lot No. 13 fronts 50 feet on the northerly side of Elvira Avenue and runs back 347.02 feet on the easterly line and 353.26 feet, more or less, on the westerly line, to a dead line measuring 50.4 feet thereon.

BEING the same property conveyed to Kevin F. Sanderson-Doughty and Sarah Sanderson-Doughty, husband and wife, by Warranty Deed dated July 22, 2008, from Dylan Swift and Suzanne Stroud of record as Instrument No. 20080805-0080546 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 931 Elvira Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of C.W. Waller's Subdivision of the John D. Anderson Home Place of record in Book 421, page 35, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 28th day of June, 2013.

Kevin F. Sanderson-Doughty

Sarah Sanderson-Doughty 6.28.13

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin F. Sanderson-Doughty and Sarah Sanderson-Doughty, the bargainors, 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 and official seal this 28 day of June, 2013.

Notary Public

My Commission Expires: 9.20.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY