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. 31289-06-2013** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $180,415.00. Affiant Subscribed and sworn to before me this 15th day of August, 2013. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Kerry L. Dietz, Wallace W. Dietz, and Lee Bright Dietz 410 Lockland Drive Nashville, TN 37206	**Send Tax Bills To:** Pinnacle Bank 150 Third Ave. S. STE 900 Nashville, TN 37201	**Tax Information:** Map and Parcel No.: 083 100 06600

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, **Aynsley R. McLean, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kerry L. Dietz, 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 410 Lockland Drive, Nashville, TN 37206

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.

This is not now nor has it ever been the marital principal residence of the Grantor herein.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of August, 2013.

Aynsley R. McLean

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 15th day of August, 2013.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20130071803 DEEDWARR
Recvd: 08/20/13 11:15 2 pgs
Fees:13.00 Taxes:667.54

20130820-0087611

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 174 and 175, Map of McEwen Place, as shown on plat of record in Plat Book 332, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Aynsley R. McLean and husband, James S. McLean, and Vivan H. Martindale and wife, Myrtice E. Martindale, by deed dated June 29, 2004, from William L. Branham and wife, Ellen F. Branham, of record in Instrument No. 20040706-0079930, Register's Office for Davidson County, Tennessee. Aynsley R. McLean and James S. McLean have divorced, and by quitclaim deed dated November 24, 2008, of record in Instrument No. 20090127-0007221, said Register's Office, James S. McLean conveyed his interest in subject property to Aynsley R. McLean. By quitclaim deed dated November 30, 2009, of record in Instrument No. 20091202-0110072, said Register's Office, Vivan H. Martindale and wife, Myrtice E. Martindale, conveyed their interest in subject property to Aynsley R. McLean.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 332, page 133, Register's Office for Davidson County, Tennessee.