Box 36

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. 31334-07-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $431,500.00. Julia H Beatty Affiant Subscribed and sworn to before me this 19th day of August, 2013. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Daniel J. Wittig, Susie G. Wittig 226 Woodmont Circle Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 116 080 03900

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, **Julia H. Beatty, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel J. Wittig and wife, Susan G. Wittig** ("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 226 Woodmont Circle, Nashville, TN 37205

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 19th day of August, 2013.

Julia H Beatty
Julia H. Beatty

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Julia H. Beatty**, 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 19th day of August, 2013.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

BILL GARRETT, Davidson County
Trans:T20130071872 DEEDWARR
Recvd: 08/20/13 12:53 2 pgs
Fees:13.00 Taxes:1596.55

20130820-0087701

EXHIBIT "A"

Land in Davidson County, Tennessee, being parts of Lots No. 65 and 66, on the Map of Clearview, of record in Book 843, page 8, Register's Office for Davidson County, Tennessee.

Beginning on the northerly margin of Woodmont Circle, formerly Kenner Avenue, at the southeast corner of the property conveyed to Corinne C. Lowenstein by deed from Mrs. Laura L. Gates, of record in Book 1345, page 221, said Register's Office; thence with Lowenstein easterly line, northwardly 190 feet, more or less, to a point in the southerly line of Lot No. 63, being Lowenstein's northeast corner; thence with the southerly line of said Lot No. 63, eastwardly 67 feet to the westerly margin of Clearview Drive; thence with said Drive southwardly 160 feet to the beginning of a curve; thence around said curve in a southwesterly direction, passing the corner of Lots No. 65 and 66 at 23.25 feet, in all 47 feet, to the northerly margin of Woodmont Circle; thence with said Circle, westwardly 39.5 feet to the beginning.

Being the same property conveyed to Julia H. Beatty by deed dated November 30, 2010, from Carla D. Stokes, unmarried, of record in Instrument No. 20101201-0095456, 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 Grantees.
2. All matters appearing on the Plan of record as Book 843, page 8, Register's Office for Davidson County, Tennessee.
3. Declaration of Easement of record in Book 10368, page 814, Register's Office for Davidson County, Tennessee.