THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13080066**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $179,000.00. Affiant Subscribed and sworn to before me, this 6th day of September, 2013. Notary Public My Commission Expires: ___

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans:T20130078013 DEEDWARR
Recvd: 09/09/13 14:48 2 pgs
Fees:13.00 Taxes:662.30

20130909-0095110

WARRANTY DEED

Address New Owner: Ben F. Worsham IV 6513 Upton Lane Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 102-07-0 061.00

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, **Ellen M. Hobbs, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ben F. Worsham IV an unmarried man and Todd E. Gash, an unmarried man, as joint tenants with the right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 103, SECTION 26, CHARLOTTE PARK, FORMERLY "BEACON SQUARE, SECTION 2", as shown on plat of record in Plat Book 3700, Page 91, amended in Book 4173, Page 457, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Billy Hobbs, III, Administrator of the Will of Nancy Hobbs Billingsley, deceased, by the power conferred by Court Order to Ellen M. Hobbs, unmarried as recorded on the 18th day of February, 2009 in Instrument No. 20090218-0013812; Order as recorded on the 10th day of May, 1989 in Deed Book 7837, Page 948 and Warranty Deed from Billy W. Hobbs and wife, Nancy J. Hobbs to Todd & Sheets, a partnership composed of G. H. Todd and H. B. Sheets as recorded on the 16th day of October, 1967 in Deed Book 4181, Page 226, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 26, CHARLOTTE PARK, FORMERLY "BEACON SQUARE, SECTION 2", as recorded in Plat Book 3700, Page(s) 91, amended in Book 4173, Page 457.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 6513 Upton Lane Nashville TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 6th day of September, 2013.

Ellen M. Hobbs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ellen M. Hobbs, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of September, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014