THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13080166**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $385,000.00. Affiant Subscribed and sworn to before me, this5th day of September, 2013. Notary Public My Commission Expires: 2/4/2015

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BOX 30-3
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

WARRANTY DEED

Address New Owner: Matthew Jason Abney and Matthew James Nelson 17 Foxhall Close Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117090A01700CO

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, **Bruce M. Tigert, Robert M. Tigert III and Leanne McCall Tigert** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Jason Abney, a single male and Matthew James Nelson, a single male**, ("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 17, FOXHALL CLOSE, as shown on plat of record in Plat Book 4860, Page 46, amended in Book 5005, Page 136 and Book 5350, Page 499, 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 Executor's Deed from Robert M. Tigert, III, Executor of the Estate of Robert McTyeire Tigert, Jr. and Trustee of the Robert McTyeire Tigert, Jr. Family Trust to Bruce M. Tigert, Robert M. Tigert, III and Leanne McAll Tigert as recorded on the 13th day of December, 2012 in Instrument No. 20121213-0114888; Probate Docket No. 12P-501 and Probate Docket No. 09P-153 and Deed from T.H.W. Corporation, a Tennessee corporation to Robert M. Tigert, Jr. and wife, Ruth Ann Tigert as recorded on the 4th day of September, 1979 in Deed Book 5492, Page 796, 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 FOXHALL CLOSE, as recorded in Plat Book 4860, Page(s) 46, amended in Book 5005, Page 136, Book 5350, Page 499, Book 5380, Page 122 and Book 5839, Page 610.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 4954, Page 586, amended in Book 5832, Page 378, Book 5875, Page 873 and Book 8371, Page 444.

Deed of Conveyance recorded in Book 5016, Page 553 and Book 5016, Page 577.

Quitclaim Deed for Common Area recorded in Book 5140, Page 411.

BILL GARRETT, Davidson County
Trans:T20130078150 DEEDWARR
Recvd: 09/10/13 08:57 4 pgs
Fees:23.00 Taxes:1424.50
20130910-0095272

The said property has never been the marital residence for the Grantors.

This is improved property located at 17 Foxhall Close Nashville TN 37215.

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 5th day of September, 2013.

Bruce M. Tigert

Robert M. Tigert III

Leanne McCall Tigert by Robert M. Tigert III, her attorney-in-fact

Leanne McCall Tigert by Robert M. Tigert III, her attorney-in-fact

STATE OF _____)
COUNTY OF _____)

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

Witness my hand, at office, this 5th day of September, 2013.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 5th day of September, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert M. Tigert, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Leanne McCall Tigert, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 5th day of September, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

The said property has never been the marital residence for the Grantors.

This is improved property located at 17 Foxhall Close Nashville TN 37215.

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 5th day of September, 2013.

Bruce M. Tigert

Robert M. Tigert III

Leanne McCall Tigert by Robert M. Tigert III, her attorney-in-fact

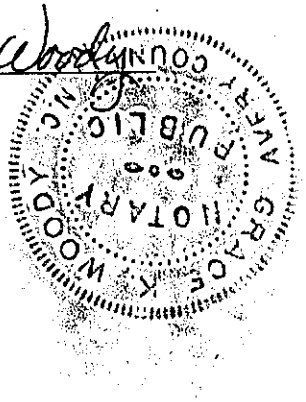
STATE OF NC)
COUNTY OF Avery)

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

Witness my hand, at office, this 5th day of September, 2013.

Grace K. Woodlynn
Notary Public

My Commission Expires: 7-19-2015



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 5th day of September, 2013.

Notary Public

My Commission Expires: _____