RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102, Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 31421-09-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $600,000.00. Affiant Subscribed and sworn to before me this 20th day of September, 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:	**Send Tax Bills To:**	**Tax Information:**
Joshua H. Ritter, Charlotte L. Ritter 116 Pembroke Avenue Nashville, TN 37205	NEW OWNER	Map and Parcel No.: 130 020 07300

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, **Laurence O. Trabue, Jr., unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua H. Ritter and Charlotte L. Ritter, husband and wife** ("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 116 Pembroke Avenue, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of September, 2013.

Laurence O. Trabue, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 20th day of September, 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:T20130082448 DEEDWARR
Recvd: 09/24/13 09:23 2 pgs
Fees:13.00 Taxes:2220.00
20130924-0100161

EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 90 and the northerly 25 feet of Lot No. 91 on the map of Bransford Realty Company's Belle Meade Golf Links Subdivision plan which is of record in Book 421, pages 94 and 95 of the Register's Office for Davidson County, Tennessee.

Said lot and part of lot adjoin and front together 85 feet on the east side of Pembroke Avenue and run back between parallel lines 190 feet to a dead line.

Being the same property conveyed to Laurence O. Trabue, Jr., unmarried, by deed dated 09/21/87 from John Randolph Williams and Ann Gardner Doyle, Co-Executors of The Estate of Lillian Gardner Williams, deceased, of record in Book 7360, page 565, 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 421, pages 94 and 95, Register's Office for Davidson County, Tennessee.