File-G-2538-8 Box 14

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. 31419-09-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,032,500.00. Affiant Subscribed and sworn to before me this 20th day of September, 2013. Notary Public My Commission Expires:

GEORGE C. TYLER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Kenneth S. Adams, Amy S. Adams 117 Clarendon Avenue Nashville, TN 37205	**Send Tax Bills To:** New owners	**Tax Information:** Map and Parcel No.: 116 100 01500

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, **Francis M. Wentworth, Jr. and wife, Betty F. Wentworth**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth S. Adams, IV and spouse, Amy S. Adams** ("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 117 Clarendon 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.

BILL GARRETT, Davidson County
Trans:T20130082496 DEEDWARR
Recvd: 09/24/13 10:15 3 pgs
Fees:18.00 Taxes:7520.25

20130924-0100238

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

Francis M. Wentworth, Jr.

Betty F. Wentworth

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Francis M. Wentworth, Jr. and Betty F. Wentworth**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged thatthey 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

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of the First Belle Meade Subdivision, as of record in Book 332, pages 88 and 89, Register's Office for Davidson County, Tennessee, being Lot "A" on an unrecorded map of the westerly part of said Lot No. 3 and described according to a blue print of said map, which was made by S. M. McMurray Engineering Company, March 23, 1929, as follows:

Beginning at an iron pin in the southerly margin of Clarendon Avenue, being the northwest corner of said Lot "A"; running thence in a northeasterly direction, with the curve of the southerly margin of Clarendon Avenue, 130.0 feet to the northwest corner of Lot "B"; thence southerly, with a line between said two lots 257.8 feet; thence south 60 deg. 05 min. west 108 feet to the easterly line of W. W. Dillon's lot; thence northerly, with his easterly line, 46.7 feet to his northeast corner; thence westerly, with his northerly line, south 68 deg. 05 min. west 9.64 feet; thence northerly 195.3 feet to the beginning.

Being the same property conveyed to Francis M. Wentworth, Jr. and wife, Betty F. Wentworth, by deed dated June 7, 1999, from Clarendon Avenue, LLC, a Tennessee limited liability company, of record in Book 11524, page 316, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 332, pages 88 and 89, Register's Office for Davidson County, Tennessee.
2. All matters appearing on the Plan of record as Book 547, page 195, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewer of record in Book 5808, page 623, Register's Office for Davidson County, Tennessee.