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. 31390-08-2013** **File Box 9-B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $349,500.00. Ronald A. Hunter, D.H. Affiant Subscribed and sworn to before me this 4th day of October, 2013. Notary Public My Commission Expires: KEVIN D. CONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 3, 2015

WARRANTY DEED

Address New Owner: Ronald A. Hunter 1115 Tyne Boulevard Nashville, TN 37220	**Send Tax Bills To:** Lipscomb University ATTN: Larry Cochran One University Park Dr. Nashville, TN 37204	**Tax Information:** Map and Parcel No.: 117 160 18800

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, **Joseph W. Gibbs, Executor of the Estate of Mark Howard Anderson,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ronald A. Hunter, married** ("Grantee"), his 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 1113 Morrow Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that he 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 himself, his successors, heirs and assigns, to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto. The warranties contained herein are limited to the assets of the Estate of Mark Howard Anderson and shall impose no liability on Joseph W. Gibbs, as Executor of said Estate.

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:T20130086577 DEEDWARR
Recvd: 10/07/13 12:38 3 pgs
Fees:18.00 Taxes:1293.15
20131007-0105100

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of October, 2013.

Joseph W. Gibbs, Executor of the Estate
of Mark Howard Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Joseph W. Gibbs, Executor of the Estate of Mark Howard Anderson**, 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 in the capacity and for the purposes therein contained.

Witness my hand at office this 4th day of October, 2013.

Notary Public for the State of Tennessee

My Commission Expires:
12/6/2016

MARY M. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires DEC. 6, 2016

EXHIBIT "A"

Tract I:

Land in Davidson County, Tennessee, being Lots Nos. 31 and the easterly 42 feet of Lot No. 32 on the Map of S.F. and C.D. Morrow's Subdivision of Lots Nos. 38, 39 and 37 in McNairy's Subdivision, as of record in Book 332, page 86, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 31 and the easterly 42 feet of Lot No. 32 adjoin and together front 92 feet on the southerly side of Morrow Street, and run back between parallel lines 211 feet, more or less, to the center of an alley.

Tract 2:

Land in Davidson County, Tennessee, being the westerly 8 feet of Lot No. 32 on the Map of S.F. and C.D. Morrow's Subdivision of Lots Nos. 38, 39 and 37 in McNairy's Subdivision, as of record in Book 332, page 86, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 32 fronts 8 feet on the southerly side of Morrow Avenue and runs back between parallel lines 210.5 feet, more or less, to the center of an alley.

Being the same property conveyed to Howard W. Anderson, as to a two-thirds interest, and Mark H. Anderson, as to a one-third interest, as tenants in common, by quitclaim deed dated February 24, 1998, from Robert F. Spann, Trustee, of record in Book 10808, page 26, Register's Office for Davidson County, Tennessee. Howard W. Anderson conveyed his interest in subject property to Mark H. Anderson by quitclaim deed dated June 11, 1999, of record in Book 11525, page 324, Register's Office for Davidson County, Tennessee. Mark H. Anderson died on August 2, 2012. Under the terms of his will, of record in Docket No. 12P1258, Davidson County Probate Court Clerk's Office, real property owned by the decedent at the time of his death was to be deemed part of his probate estate to be administered by his executor. Letters Testamentary were issued to Joseph W. Gibbs. Mark H. Anderson and Mark Howard Anderson are one and the same person.

This conveyance is made subject to:

1. State and County 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 332, page 86, Register's Office for Davidson County, Tennessee.