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. 31444-09-2013** **File Box 9B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $590,000.00. Affiant Subscribed and sworn to before me this 4th day of October, 2013. Notary Public My Commission Expires: 4-24-17

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

WARRANTY DEED

Address New Owner: Jane Runge & Jean-Paul Runge 3003 Medial Avenue Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 117 020 09000

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, **Elizabeth Courtney, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jean-Paul Runge and wife, Jane Abercrombie Runge** (collectively, "Grantees"), their 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 3003 Medial Avenue, Nashville, TN 37215.

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

And Grantor covenants that she 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 herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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:T20130086591 DEEDWARR
Recvd: 10/07/13 13:09 3 pgs
Fees:18.00 Taxes:2183.00
20131007-0105122

Richard Courtney joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.

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

Elizabeth Courtney

Richard Courtney

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

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

Notary Public
My Commission Expires: _____

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10, Block 6 (erroneously referenced as Block G in the quitclaim deed vesting title in the Grantor herein) on the Plan of E. L. Hampton's Subdivision of the Stokes Tract, as of record in Plat Book 974, page 24, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Elizabeth B. Seigenthaler, unmarried, by deed dated November 29, 1999, from Alec W. McDougall, III and wife, Monica Rogers McDougall, of record in Book 11761, page 525, Register's Office for Davidson County, Tennessee. Elizabeth B. Seigenthaler, now known as Elizabeth Courtney, conveyed subject property to Elizabeth Courtney, married, by quitclaim deed of record in Instrument No. 20021226-0158455, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2013 and subsequent years, which have been prorated and assumed by Grantees.
2. All matters appearing on the Plan of record as Book 974, page 24, Register's Office for Davidson County, Tennessee.