THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Suite 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 950,000.00. Nancy Enoch Affiant
BOX 50-B PREPARED BY: RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY October 2013 Priscilla C Urbanek Notary Public MY COMMISSION EXPIRES: March 8, 2016 (AFFIX SEAL)

PRISCILLA C. URBANEK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francis M. Wentworth, Jr.	New owner	MAP
149 Prospect Hill		PARCEL 116080F149.00 CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Melanie Balcomb and Amy M. Prichard, as joint tenants with right of suvivorship**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Francis M. Wentworth, Jr. and wife, Betty F. Wentworth**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of (Revised) Sugartree, Phase 3, of record in Plat Book 550l, page 67 through 71, amended in Book 5162, page 632, Book 5169,k page 426, Book 5191, page 42, Book 5222, page 468, Book 5238, page 93, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Melanie Balcomb and Amy M. Prichard, as joint tenants with right of survivorship by Deed from Melanie Balcomb, unmarried of record in Instrument No. 20100903-0070206, Registers office for Davidson County, Tennessee, dated September 2, 2010.

THIS CONVEYANCE IS SUBJECT TO:

(1) Taxes for 2014 and subsequent years by Grantee.

(2) Subject to all matters shown on the Plan of record in Plat Book 5050, pages 67-71,amended in Book 5162, page 632, Book 5169, page 426, Book 5191,page 412, Book 5222, page 468, Book 5238, page 93 and Book 5450, page 55, corrected amendment in Book 5453, page 643, Registers office for Davidson County, Tennessee.

(3) Subject to the Charter of Sugartree Homeowners Association of record in Book 5683, page 670, Registers office for Davidson County, Tennessee.

(4) Sanitary sewers and or Storm Drainage of record in Book 5185, page 684, Book 5387, page 829 and 844 and Book 7061, page 100, Registers office for Davidson County, Tennessee.

(5) Sewer Easement of record in Book 3400, page 63, Registers office for Davidson County, Tennessee.

(6) Rights of others in and to the common elements and/or areas.

BILL GARRETT, Davidson County
Trans:T20130088393 DEEDWARR
Recvd: 10/14/13 10:17 3 pgs
Fees:18.00 Taxes:3515.00
20131014-0107184

(7) Terms, provisions, covenants, conditions, restrictions, easements, charges assessments and liens provided in the Covenants Conditions and Restrictions of Sugartree of record in Book 4857, page 157, as supplemented in Book 4874, page 463, as amended in book 4911 page 356, Second amendment in Book 4996, page 126, Third amendment in Book 5003, page 688, Fourth amendment in Book 5087, page 220, Fifth amendment in Book 5152, page 401, Sixth amendment in Book 5514, page 138, Seventh amendment in Book 5691, page 61, and amended and restated in Book 11758, page 466, Registers office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

This is () UNIMPROVED

(X) IMPROVED property known as **149 Prospect Hill, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand(s) this the 10th day of October, 2013.

Melanie Balcomb

Amy M. Prichard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Melanie Balcomb** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of October, 2013.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amy M. Prichard** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of October, 2013.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE