This space for Register's Office:

BILL GARRETT, Davidson County
Trans:T20130096133 DEEDWARR
Recvd: 11/12/13 10:41 3 pgs
Fees:18.00 Taxes:229.79
20131112-0116660

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Chris Thomas
6619 Deer Track Dr.
Brentwood, TN 37027

SEND TAX BILLS TO:
New Owner

Map & Parcel No: 72.11-0-368.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **The Estate of Catherine B. Farrell by and through its Executor, James E. Wynn, Sr. and Phillippa Stephens, formerly known as Phillippa Edwards, by and through her attorney in fact, James E. Wynn, Sr.** hereinafter called the **Grantor**, does hereby convey unto **Chris and Thomas** unmarried hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of B.F. Moore's Subdivision of Lot 7 in Maxey's addition of record in Book 57 Page 39, Register's Office for said County.

Said Lot No. 2 fronts 66 feet on the westerly side of Branch Street, formerly McKinney Street and runs back between parallel lines 166 feet, more or less, to the eastesrly line of Lot No. 7 on said Plan.

Being the same property conveyed to Willie M. Edwards, Catherine L. Farrell and Walter E. Boyling by deed from Wash Bowling and wife, Willie C. Bwing of record in Book 3708 Page 261 dated April 10, 1964, said Register"s Office with Wash Bowling and wife, Willie C. Bowling reserving unto themselves a life estate in said property. Catherine L. Farrell and husband, Benjamin F. Farrell and Walter E. Bowling, single since conveyed a two-telfths undivided interest in said property to Willie M. Edwards by deed of correction of record in Book 3810, Page 926, dated August 17, 1964, said Regisetr's Office. Willie C. Bowling died on or about November 18, 1966, leaving Wash Bowling as the surviving life tenant. Wash Bowling died on or about December 22, 1984, leaving said property vested in Willie M. Edwards as to a one-half undivided interest, Catherine L. Farrell as to a one-fourth undivided interest and Walter E. Bowling as to a one-fourth undivided interest. Willie (Willia) M Edwards died in 2009 leaving her 50% interest n said property to her husband Leroy Edwards, her daughter, Phillippa J. Edwards and her brother, Walter Earl Bowling. Walter Earl Bowling died, leaving as heirs, his sisters, Willia M. Edwards and Catherine B. Farrell and Leroy Edwards has since passed away. Title now vests in Phillippa J. Edwards and the Estate of Catherine B. Farrell. Phillippa Stephens is formerly known as Phillippa Edwards.

Power of Attorney of Phillippa Stephens is recorded simultaneously herewith in Instrument No. 20131112-0116658, Register's Office for said County.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as: 1702 Branch Street, Nashville, TN 37216.

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR(s) COVENANT(s) with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR(s) FURTHER COVENANT(s) and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I/we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 24th day of October, 2013.

James E. Wynn, Sr

James E. Wynn, Sr, Executor of Catherine B. Farrell Estate

Phillippa S. Stephens by

Phillippa Stephens by James E. Wynn, Sr. attorney in fact. James E. Wynn, Sr

State of Tennessee
County of Rutherford

BEFORE ME, the undersigned authority, on this day personally appeared James E. Wynn, Sr. , with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Executor of Catherine B. Farrell estate. . the within named bargainor,and that he as such Executor, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate of Catherine B. Farrell by himself as Executor.

SUBSCRIBED AND SWORN TO BEFORE ME this 24th day of October, 2013

Notary Public in and for the
State of Tennessee

My Commission Expires: 5/23/16

State of Tennessee
County of Davidson

On this 24th day of October, 2013, before me personally appeared James E. Wynn, Sr. who executed the foregoing instrument on behalf of Phillippa Stephens and acknowledged that he executed the same as the free act and deed of Phillippa Stephens through Power of Attorney granted him.

Notary Public in and for the
State of Tennessee
Commission Expires: 5/23/16

STATE OF Tennessee
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $62,105.00.

Affiant

Sworn and subscribed before me on October 24, 2013.

Notary Public

My Commission Expires : 5/23/16