WHEN RECORDED RETURN TO:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
13-4803

BILL GARRETT, Davidson County
Trans:T20130105921 DEEDWARR
Recvd: 12/19/13 16:02 6 pgs
Fees:33.00 Taxes:2682.50
20131219-0128498

This instrument prepared by:
Dodson, Parker, Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Hidden Valley Homes, LLC 698 Brass Lantern Place Brentwood, TN 37027-6218	Same	104 02 0 127.00

FOR AND IN CONSIDERATION of the sum of Seven Hundred Twenty-Five Thousand and NO/100 ($725,000.00) Dollars, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **EDDIE SUGGS**, in his capacity as Executor of the Estate of Rowena S. Wallace, and **EDDIE SUGGS, BRENDA ALLEN, HALEY BROOKE SUGGS HALL** and **ALEX BREANNE SUGGS**, as all of the non-disclaiming heirs at law of the Estate of Rowena S. Wallace ("Grantors") have this day bargained and sold and do hereby transfer and convey unto **HIDDEN VALLEY HOMES, LLC** ("Grantee"), its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, which is described as follows:

LAND in Davidson County, Tennessee, being Lot No. 7A on the Revised Plan of West End Park as of record in Book 421, Pages 82 and 83, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Rowena S. Wallace, by Quitclaim Deed from Carey D. Wallace (pursuant to a Marital Dissolution Agreement of record in the Chancery Court for Knox County, Tennessee bearing Case No. 136982-1), which Quitclaim Deed was dated 9/12/2013, and recorded 10/9/2013, of record in Instrument No. 20131009-0106015, in the Register's Office for Davidson County, Tennessee.

Being also the same property previously conveyed to Carey D. Wallace and wife, Rowena S. Wallace by Warranty Deed from Vito F. LePore and wife, Virginia R. LePore, dated 8/29/1984, recorded 8/31/1984, of record in Book 6372, page 263, in the Register's Office for Davidson County, Tennessee.

Being also the same property disclaimed by Euvena Suggs, mother of Rowena S. Wallace, such disclaimer having been filed on November 20, 2013 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 13P-1002 and recorded on November 21, 2013, of record in Instrument No. 20131121-0119885, in the Register's Office for Davidson County, Tennessee.

This improved real property or its address is commonly known as 120 Acklen Park Drive, Nashville, Tennessee, 37203.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $725,000.00.

Subscribed and sworn to before me this the 13th day of December, 2013.

Affiant

Notary Public

My Commission Expires: 12/21/2015

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

This conveyance is subject to (1) all matters appearing on the Plat of record in Book 421, pages 82 and 83, in the Register's Office of Davidson County, Tennessee; (2) restrictive covenants of record in Book 486, page 621, in the Register's Office for Davidson County, Tennessee; and (3) to any and all zoning regulations, building restrictions, and applicable laws and ordinances.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, its successors, heirs and assigns, forever, Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, other than as provided and excepted herein. Grantors further covenant and bind Grantors, and Grantors heirs and representatives to warrant and forever defend the title to said real estate to the said Grantees, their successors, heirs and assigns against the lawful claims of all persons, other than as provided and excepted herein.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 13th day of December, 2013.

[Remainder of page left intentionally blank. Signature pages to follow]

Eddie Suggs, Executor of the Estate of Rowena S. Wallace

STATE OF TENNESSEE)
COUNTY OF Knox.)

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named **EDDIE SUGGS** with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, acknowledged that he was the Executor of the Estate of Rowena S. Wallace, the within named Grantor, and that in such capacity, he, being authorized so to do, executed the foregoing deed for the purposes therein contained, on behalf of the said Estate of Rowena S. Wallace.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said county, on this 4th day of December, 2013.

My Commission Expires 12/06/2016

My Commission expires: _____

NOTARY PUBLIC

WEAM MISHU
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY, TN

Eddie Suggs, Heir at Law of the Estate of Rowena S. Wallace

STATE OF TENNESSEE)
COUNTY OF Knox.)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **EDDIE SUGGS**, heir at law of the Estate of Rowena S. Wallace, the within named Grantor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that he executed the foregoing deed for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said county, on this 4th day of December, 2013.

My Commission expires: _____

My Commission Expires 12/06/2016

NOTARY PUBLIC

Notary public For Edward Keith Suggs

WEAM MISHU
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY, TN

Brenda S. Allen
Brenda Allén, Heir at Law of the Estate of Rowena S. Wallace

STATE OF TENNESSEE)
COUNTY OF Blount)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **BRENDA ALLEN**, heir at law of the Estate of Rowena S. Wallace, the within named Grantor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing deed for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said county, on this 4 day of December, 2013.

My Commission expires: 4/24/17

Kelly McCarter NOTARY PUBLIC

KELLY McCARTER
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

Haley Hall - Haley Brooke Suggs Hall
Haley Brooke Suggs Hall, Heir at Law of the Estate of Rowena S. Wallace

STATE OF TENNESSEE)
COUNTY OF Cocke)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **HALEY BROOKE SUGGS HALL**, heir at law of the Estate of Rowena S. Wallace, the within named Grantor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing deed for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said county, on this 5th day of December, 2013.

My Commission expires: 2.29.2016

Rhonda Karene Dunn
NOTARY PUBLIC

RHONDA KARENE DUNN
STATE OF TENNESSEE NOTARY PUBLIC
COCKE COUNTY

Alex Breanne Suggs

Alex Breanne Suggs, Heir at Law of the Estate of Rowena S. Wallace

STATE OF TENNESSEE)
COUNTY OF Cocke)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared **ALEX BREANNE SUGGS**, heir at law of the Estate of Rowena S. Wallace, the within named Grantor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing, who signed, sealed and delivered the foregoing instrument in my presence, and who, upon oath, acknowledged that she executed the foregoing deed for the purposes therein contained as her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said county, on this 5th day of December, 2013.

My Commission expires: 2-29-2016

Rhonda Karene Dunn
NOTARY PUBLIC

RHONDA KARENE DUNN
STATE OF TENNESSEE NOTARY PUBLIC
COCKE COUNTY