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. 31538-11-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $480,000.00. Affiant Subscribed and sworn to before me this 21 day of January, 2014. Notary Public My Commission Expires: 6.26.16

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: John M. Gould 11 Valley Forge Nashville, TN 37205	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 116 080 C 01100 CO

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, **Alexandra Redwine, Administrator CTA of the Estate of Robert Feldman, deceased**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John M. Gould, Sr., unmarried** ("Grantee"), its successors, 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 11 Valley Forge, Nashville, TN 37205

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

And Grantor covenants that it 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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.

Davidson County DEEDWARR
Recvd: 01/23/14 11:00 4 pgs
Fees:23.00 Taxes:1776.00
20140123-0006421

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of January, 2014.

as Administrator CTA

Alexandra Redwine, Administrator CTA of the
Estate of Robert Feldman, deceased

STATE OF CALIFORNIA, COUNTY OF San Francisco:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Alexandra Redwine, Administrator CTA of the Estate of Robert Feldman, deceased,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of January, 2014.

Lisa Maria Perez

Notary Public

My Commission Expires:

LISA MARIA PEREZ
Commission # 1987234
Notary Public - California
San Francisco County
My Comm. Expires Jan 22, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 11 on the Revision No. 2 Sugartree, Phase 2, as of record in Plat Book 4860, pages 79 and 80, amended in Book 4927, page 143, Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5072, page 165, Book 5084, page 960, Book 5121, page 89, Book 5122, page 326, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468 and Book 5238, page 93, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert Feldman by deed from Thomas C. Gibson and wife, Dorisse G. Gibson, of record in Instrument No. 20050801-0089550, Register's Office for Davidson County, Tennessee. Robert Feldman died on May 29, 2013. Pursuant to the terms of the will of Robert Feldman, all of his real property was to be deemed personal property, subject to sale by his executor, without the joinder of any beneficiary. Letters of Adminstration, c.t.a., were issued to Alexandra Redwine.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 116 080 C 01100 CO.
2. Declaration of Covenants, Conditions and Restrictions for Sugartree of record in Book 11758, page 466, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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).
3. Dedication of common area to Sugartree Homeowner's Association, Inc. of record in Book 5683, page 675, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Sugartree Homeowner's Association, Inc. of record in Book 5683, page 670, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7061, page 100, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Plat Book 4860, pages 79 and 80, amended in Book 4927, page 143, Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5072, page 165, Book 5084, page 960, Book 5121, page 89, Book 5122, page 326, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468 and Book 5238, page 93, Register's Office for Davidson County, Tennessee.
7. Easement for sewer of record in Book 3400, page 63, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

