Davidson County DEEDWARR
Recvd: 02/24/14 10:42 4 pgs
Fees:23.00 Taxes:6364.00
20140224-0015447

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. 31607-01-2014** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,720,000.00. Affiant Subscribed and sworn to before me this 21st day of Feb Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Adam Dretler, Julie Dretler 27 N. Moore St. #5B New York, NY 10013	Pinnacle Bank 150 3rd Ave N, St. 900 Nashville, TN 37201	Map and Parcel No.: 130 060 06000

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, **Toby S. Wilt, Jr. and wife, Catherine E. Wilt**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam Dretler and wife, Julie Dretler** ("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 4420 Warner Place, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of February, 2014.

Toby S. Wilt, Jr.

Catherine E. Wilt

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Toby S. Wilt, Jr. and Catherine E. Wilt**, 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 21st day of February, 2014.

Notary Public

My Commission Expires:

GEORGE E. MUDTER JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee. being the easterly 100 feet of Lot No. 19 on the plat of a subdivision of Block "C" in Belle Meade Plan No. 2 as of record in Book 421, page 58, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 19 fronts100 feet on the northerly side of Warner Place and extends back between parallel lines 301 feet on the easterly line and 296 1/2 feet on the westerly line to the southerly line of Lot No. 20 on said plan.

Being the same property conveyed to Toby S. Wilt, Jr. and wife, Catherine E. Wilt, by deed dated June 5, 2009, from Thomas F. Frist, III and wife, Julie D. Frist, of record in Instrument No. 20090608-0052864, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 130 060 06000.
2. All matters appearing on the Plan of record as Book 421, page 58, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth J. Smith, 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.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

