THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14030459** RACHEL NEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2017	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,450,000.00. Affiant Subscribed and sworn to before me, this 4th day of April, 2014. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Louis A. Green, III and Helen S. Green 3701 Woodlawn Dr Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-01-0-064.00

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, **Roger N. Higgins as to a undivided forty nine percent (49%) interest and Ann M. Shipp, as to a undivided fifty one percent (51%) interest, as Tenants in Common with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Louis A. Green, III and wife, Helen S. Green**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 2, PLAN OF THE REVISION OF PART OF W. M. CANTRELL'S, as shown on plat of record in Plat Book 2854, Page 67, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Roger N. Higgins as to a undivided forty nine percent (49%) interest and Ann M. Shipp, as to a undivided fifty one percent (51%) interest, as Tenants in Common with right of survivorship by Warranty Deed from Edna M. Billips, an unmarried person, recorded on the 31st day of May, 2005 in Instrument No. 20050531-0061075, in the Register's Office of Davidson County, Tennessee.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE REVISION OF PART OF W. M. CANTRELL'S, as recorded in Plat Book 2854, Page(s) 67.

This is improved property located at 3701 Woodlawn Dr Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

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and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 4th day of April, 2014.

Roger N. Higgins

Ann M. Shipp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Roger N. Higgins and Ann M. Shipp, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of April, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014