Davidson County DEEDWARR
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Fees:23.00 Taxes:3885.00
20140421-0033234

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. 31701-03-2014** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,050,000.00. Daniel B. Karl Affiant Subscribed and sworn to before me this 18th day of April, 2014. Notary Public My Commission Expires: My Commission Expires MAY 3, 2016

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Daniel B. Karl, Leslie G. Karl 4441 E. Brookfield Drive Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130 130 04100

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, **Benjamin H. Gray, Trustee of the Benjamin H. Gray Living Trust, established by the Revocable Trust Agreement of Benjamin H. Gray dated October 14, 2011, with full power to sell, transfer, mortgage and convey without signature of any beneficiary**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel B. Karl and wife, Leslie G. Karl** ("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 4441 E. Brookfield Drive, 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 18th day of April, 2014.

Benjamin H. Gray, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Benjamin H. Gray, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of April, 2014.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 11 on the Revised Plan of B. E. Woodard's Warner Park Subdivision, of record in Plat Book 1130, page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 240 feet on the westerly margin of East Brookfield Avenue and extends back 189 feet on the northerly line and 299.7 feet on the southerly line to a dead line in the rear, measuring 183.5 feet.

Being the same property conveyed to Benjamin H. Gray, Trustee of the Benjamin H. Gray Living Trust, established by the Revocable Trust Agreement of Benjamin H. Gray dated October 14, 2011, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, by quitclaim deed dated February 4, 2013, from Benjamin H. Gray, of record in Instrument No. 20130208-0013401, 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. 130 130 04100.
2. All matters appearing on the Plan of record as Book 1130, page 87, Register's Office for Davidson County, Tennessee.

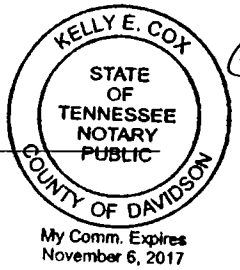
True Copy Certification

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 _____