THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14030365

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,675,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of April, 2014.

Notary Public
My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20140026980 DEEDWARR
Recvd: 04/22/14 08:37 2 pgs
Fees:13.00 Taxes:9897.50
20140422-0033316

LANA M. ALESSIO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 8-11-2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shannon B. Terry 4503 Harpeth Hills Dr Nashville TN 37215	New Owner	Tax Parcel ID No. 130-11-0 073.00

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, **Daniel B. Karl and Leslie G. Karl, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shannon B. Terry, a married man** ("Grantees"), its 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 4, BLOCK G, TYNE MEADE, SECTION III, as shown on plat of record in Plat Book 1424, Page 12, 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 Daniel B. Karl and Leslie G. Karl, husband and wife by Warranty Deed from Louis Federico and Sherri Federico, formerly known as Sherri Pressburger, husband and wife, recorded on the 8th day of March, 2010 in Instrument No. 20100308-0017844, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 BLOCK G, TYNE MEADE, SECTION III, as recorded in Plat Book 1424, Page(s) 12-14.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 4503 Harpeth Hills 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

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 11th day of April, 2014.

Daniel B. Karl

Leslie G. Karl

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel B. Karl and Leslie G. Karl, 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 11th day of April, 2014.

Notary Public

My Commission Expires: _____

