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. 31742-04-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,089,000.00. Affiant Subscribed and sworn to before me this 25th day of April, 2014 Notary Public My Commission Expires:

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 3, 2017

WARRANTY DEED

Address New Owner: James A. Stein, Elizabeth D. Stein 4420 Manor Drive Nashville, TN 37205	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 130 100 05900

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, **Joan B. Thomas,unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Albert Stein, Jr. and Elizabeth ~~DuPree~~ *DuPree Stein, husband and wife** ("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 Manor 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.

BILL GARRETT, Davidson County
Trans:T20140029029 DEEDWARR
Recvd: 04/29/14 09:54 3 pgs
Fees:18.00 Taxes:4029.30
20140429-0035784

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of April, 2014.

Joan B. Thomas

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Joan B. Thomas**, 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 25th day of April, 2014.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 4, 5 and 6, Block 4, on the Plan of the Manors of Belle Meade, of record in Book 547, page 152, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to E. Dewey Thomas and wife, Joan B. Thomas, by deed dated August 5, 1968, from Norman E. Shaw and wife, Gloria D. Shaw, of record in Book 4257, page 780, Register's Office for Davidson County, Tennessee. E. Dewey Thomas conveyed his interest in subject property to Joan B. Thomas by quitclaim deed dated October 27, 2000, of record in Instrument No. 20001030-0107405, 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. 130 100 05900.
2. All matters appearing on the Plan of record as Book 547, page 152, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewer of record in Book 5787, page 414, Register's Office for Davidson County, Tennessee.