Box 14

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 519,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May, 2014. Notary Public MY COMMISSION EXPIRES: 9-19-1 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140032485 DEEDWARR
Recvd: 05/12/14 08:58 2 pgs
Fees:13.00 Taxes:1922.15
20140512-0040110

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William P. Abblitt	owner	MAP 116-04
602 Estes Road		PARCEL 144.00
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Amy R. Smith and husband, Alexander J. Wolfe**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William P. Abblitt, an unmarried man, as to an undivided 50% interest, and Whitney Gaston, an unmarried woman, as to an undivided 50% interest, as Joint Tenants with Right of Survivorship**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Re-subdivision of part of Block "A" on the Plan of W. M. Cantrell Subdivision, as of record in Plat Book 332, Page 85, Register's Office for Davidson County, Tennessee which plan of Re-subdivision of said Block "A" is described according to a survey made by T. R. Sanford, Surveyor, March 10, 1951.

Said Lot No. 6 fronts 100 feet on the East side of Estes Avenue and runs back 209.85 feet to the North line and 204.8 feet on the South line to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to Amy R. Smith and Alexander J. Wolfe by Warranty Deed and Irrevocable Power of Attorney from Douglas Pheeney and wife, Caroline Pheeney, of record in Instrument No. 20100210-0010463, Register's Office for Davidson County, Tennessee, dated December 21, 2009 and recorded on February 10, 2010.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **602 Estes Road, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 8th day of May, 2014.

Amy R. Smith

Alexander J. Wolfe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Amy R. Smith** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of May, 2014.

My Commission expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alexander J. Wolfe** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of May, 2014.

My Commission expires: 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public