THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14040683**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $170,000.00. Affiant Subscribed and sworn to before me, this 15th day of May, 2014. Notary Public My Commission Expires:

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-11-2017

BILL GARRETT, Davidson County
Trans:T20140034773 DEEDWARR
Recvd: 05/19/14 13:50 2 pgs
Fees:13.00 Taxes:629.00
20140519-0042902

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Geoffrey Newhall 3817 Moss Rose Drive Nashville, TN 37216	New Owner	Tax Parcel ID No. 062-13-042.00

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, **William D. Hulan, Constance A. Braden also known as Constance Hulan Braden, James Michael Hulan, and Timothy S. Hulan as all the heirs of William M. Hulan, Jr. and Constance Hulan Braden, Executrix of the Estate of William M. Hulan Jr.** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Geoffrey Newhall, 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 the 15th Civil District of Davidson County, Tennessee, being the Northerly part of Lot No. 12 of Block "A" on the Map of Country Cub Estates, as follows:

Beginning on the Northeasterly margin of Cardinal Drive, formerly Martha Avenue, at the Northwest corner of the property conveyed to W.H. Jordan by deed from Mike Kinnard Jordan and wife, of record in Book 1115, Page 152, said Register's Office thence with Nos. 1 and 2; thence with the Northwesterly line, of Lots Nos. 2 and 3, Northeastwardly 139 Feet to the corner of Lots Nos. 11 and 12; thence with the line between said two lots Westwardly 171.7 feet to the beginning.

Being the same property conveyed to William M. Hulan, Jr. by Final Order Quieting Title as recorded on the 8th day of March, 2005 in Instrument No. 20050308-0025542. Said property having passed to the Estate of William M. Hulan, Jr. upon his death on September 10, 2013 in Davidson County, Tennessee, and admitted to Probate on December 12th, 2013 as Docket 13P-1965 in the Seventh Circuit Court of Davidson County, Tennessee. Note: the Last Will and Testament of William M. Hulan, Jr. specifically authorizes Constance Hulan Braden as Executrix to convey real estate.

Constance A. Braden and Constance Hulan Braden being one and the same person.

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 COUNTRY CLUB ESTATES, as recorded in Plat Book 843, Page(s) 95.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1082, Page 6.

This is improved property located at 1413 Cardinal Avenue Nashville, TN 37216.

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 15th day of May, 2014.

Estate of William M. Hulan, Jr.

Constance Hulan Braden
By: Constance Hulan Braden, Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Constance Hulan Braden, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix of the Estate of William M. Hulan, Jr., the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of May, 2014.

Kate Rosenthal
Notary Public
My Commission Expires: _____

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

William D Hulan
William D. Hulan, heir

Constance A Braden
Constance A. Braden AKA Constance Hulan Braden, heir

James M. Hulan
James Michael Hulan, heir

Timothy S. Hulan, heir

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William D. Hulan, Constance A. Braden AKA Constance Hulan Braden, James Michael Hulan, and Timothy S. Hulan, 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 15th day of May, 2014.

Kate Rosenthal
Notary Public

My Commission Expires: _____

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