BOX 10-A

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. 31761-04-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $455,000.00. + Katharine Haywood Baker Affiant Subscribed and sworn to before me this 23rd day of May, 2014. Notary Public My Commission Expires: My Commission Expires NOV. 3, 2015

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Katharine Haywood Baker 2122 W. Linden Avenue Nashville, TN 37212	**Send Tax Bills To:** Franklin Synergy Bank 3301 Aspen Grove Dr., Ste. 200 Franklin, TN 37067	**Tax Information:** Map and Parcel No.: 104 150 26000

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, **Matthew A. Mason and wife, Sarah L. Mason**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katharine Haywood Baker, single woman** ("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 2122 W. Linden Avenue, Nashville, TN 37212

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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20140036618 DEEDWARR
Recvd: 05/27/14 10:12 3 pgs
Fees:18.00 Taxes:1683.50

20140527-0045155

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of May, 2014.

Matthew A. Mason

Sarah L. Mason

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 23rd day of May, 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 Lot No. 37 on the Plan of Linden Place, of record in Plat Book 547, pages 121 and 122, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Matthew A. Mason and wife, Sarah L. Mason, by deed dated October 10, 2012, from Wayne F. Barnette and wife, Ann M. Barnette, of record in Instrument No. 20121011-0093143, 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. 104 150 26000.
2. All matters appearing on the Plan of record as Book 547, pages 121 and 122, Register's Office for Davidson County, Tennessee.