THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20140037741 DEEDWARR
Recvd: 05/30/14 10:25 2 pgs
Fees:13.00 Taxes:1406.00
20140530-0046514

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***380,000.00.

Tammy Baskerville
Affiant

Subscribed and sworn to before me this 23rd day of May, 2014.

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Kim Perry
Notary Public

My Commission Expires: 3/26/17

ADDRESS OF NEW OWNER

John Lawrence Jayne, III
1300 Shelton Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO

Guaranty Trust Co.
316 Robert Rose Dr.
Murfreesboro TN 37129

MAP & PARCEL NOS.

MAP 072-07-0
PARCEL 024.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Eighty Thousand and 00/100 Dollars ($***380,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Cecil David Wheeler and Samantha Crew, husband and wife, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto John Lawrence Jayne, III and Rachael Sarah Butler, husband and wife, (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:

BEING Lot No. 1 on the Plan of Mora Sharpe's Subdivision, a Re-Subdivision of Lot Nos. 14, 15, & pt. of Oxford St., of record in Book 3842, Page 196, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Cecil David Wheeler and Samantha Crew, husband and wife, by Quitclaim Deed dated April 12, 2011, from Cecil David Wheeler and Samantha Crew, husband and wife, who acquired title as unmarried, of record in Instrument No. 20110506-0034963 in the Register's Office for Davidson County, Tennessee.

The signatures of Cecil David Wheeler and Samantha Crew are signed by his and her duly appointed Attorney-in-Fact, Mitchell A. Watts, pursuant to the Power of Attorney record as Instrument No. 20140530-0046513 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1300 Shelton Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Mora Sharpe's Subdivision, a Re-Subdivision of Lot Nos. 14, 15, & pt. of Oxford St., of record in Book 3842, page 196, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers granted to Metro of record in Book 4212, Page 920, in the Register's Office for Davidson County, Tennessee.

4. Driveway easement of record in Book 7813, Page 830, in the Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 23 day of May, 2014.

Cecil David Wheeler

by Mitchell A Watts, Attorney in Fact

Cecil David Wheeler by Mitchell A. Watts, Attorney in Fact

Samantha Crew

by Mitchell A Watts, Attorney in Fact

Samantha Crew by Mitchell A. Watts, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Mitchell A. Watts, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Cecil David Wheeler and Samantha Crew and who acknowledged that he as the Attorney in Fact executed the same as the free act and deed of Cecil David Wheeler and Samantha Crew.

WITNESS my hand and official seal this 23rd day of May, 2014.

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Christine L. Lind

Notary Public

My Commission Expires: [redacted] 9.18.17