THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Ave., Suite 540 Nashville, TN 37203`	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF May, 2014 Notary Public MY COMMISSION EXPIRES: 9-11-17 (AFFIX SEAL)

AMY C. SCHLEIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Daves, III	New Owners	MAP
3532 Fairmeadows Drive		PARCEL 180040B12400CO
Nashville, TN 37211		
(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, I, **Kenneth Brice a married man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James H. Daves, III and Janice Daves, 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:

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of Final Plat of Brookview Forest Phase IV of record in Plat at Instrument No. 20061107-0138639, 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 Kenneth Brice by deed from Brian W. Biloski and wife, Brooke L. Biloski of record in Instrument No. 20111104-0086265 Register's Office for Davidson County, Tennessee, dated October 01, 2011 and recorded on November 04, 2011.

Being also known as 3532 Fairmeadows Drive Nashville, TN 37211.

Sara Nanette Brice, spouse of Kenneth Brice, joins in this conveyance for the purpose of conveying any interest she may have in the subject property.

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 () UNIMPROVED

(X) IMPROVED property known as **3532 Fairmeadows Drive, Nashville, TN 37211.**

BILL GARRETT, Davidson County
Trans:T20140038398 DEEDWARR
Recvd: 06/02/14 14:27 2 pgs
Fees:13.00 Taxes:1110.00

20140602-0047392

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 hand(s) this the 30th day of May, 2014.

Kenneth Brice by Daniel Kris Wiatr his Attorney-in-Fact

Kenneth Brice by Daniel Kris Wiatr his Attorney-in-Fact

Sara Nanette Brice by Daniel Kris Wiatr her Attorney-in-Fact

Sara Nanette Brice by Daniel Kris Wiatr her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Daniel Kris Wiatr**, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **Kenneth Brice,** and who acknowledged that she executed the same as the free act and deed of **Kenneth Brice.** Witness my hand and official seal this _____ day of May, 2014

Witness my hand and official seal this the 30 day of May, 2014.

My Commission expires: 3-8-16

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **Daniel Kris Wiatr**, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument on behalf of **Sara Nanette Brice,** and who acknowledged that she executed the same as the free act and deed of **Sara Nanette Brice.** Witness my hand and official seal this _____ day of May, 2014

Witness my hand and official seal this the 30 day of May, 2014.

My Commission expires: 3-8-16

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE