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. 31795-05-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $955,000.00. Nancy Enoch Affiant Subscribed and sworn to before me this 30th day of May, 2014. Priscilla C. Urbanek Notary Public My Commission Expires: March 8, 2016 PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

Address New Owner: John H. Philpott, Mary Laura Philpott 4512 Harpeth Hills Drive Nashville, TN 37215	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 130 110 06200

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, **Robert Lawrence Harris**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John H. Philpott and wife, Mary Laura Philpott** ("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 4512 Harpeth Hills Drive, Nashville, TN 37215

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of May, 2014.

Robert Lawrence Harris

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 30th day of May, 2014.

Notary Public

My Commission Expires: GERALD G. [illegible] STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans: T20140038430 DEEDWARR
Recvd: 06/02/14 15:01 2 pgs
Fees: 13.00 Taxes: 3533.50

20140602-0047432

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1, Block E, on the Plan of Tyne Meade, Section III, of record in Plat Book 1424, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert Lawrence Harris and wife, Cathrine C. Harris, by deed dated November 30, 1987, from Michael T. Fuller and wife, Phyllis B. Fuller, of record in Book 7417, page 36, Register's Office for Davidson County, Tennessee. The said Cathrine C. Harris died on September 2, 2007.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 130 110 06200.
2. All matters appearing on the Plan of record as Book 1424, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee.