THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14050937**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,160,000.00. Affiant Subscribed and sworn to before me, this25th day of June, 2014. Notary Public My Commission Expires: 6-21-16

JILL CONNORS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
Commission Expires JUNE 21, 2016

BILL GARRETT, Davidson County
Trans:T20140045910 DEEDWARR
Recvd: 06/27/14 13:33 2 pgs
Fees:13.00 Taxes:4292.00
20140627-0056582

WARRANTY DEED

Address New Owner: Tammy Wolcott Howell 129 Alton Road Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13009003200

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, **James A. Stein Jr. and spouse, Elizabeth D. Stein** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tammy Wolcott Howell, a single woman** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 22, BLOCK B, 2ND REVISED PLAN, HIGHLANDS OF BELLE MEADE NO. 2, BLOCKS A, B, C & D as shown on plat of record in Plat Book 1130, Page 62, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James A. Stein, Jr. and spouse, Elizabeth D. Stein by Warranty Deed from Jeffrey B. Smith and spouse, Mary A. Smith, recorded on the 8th day of February, 2010 in Instrument No. 20100208-0009986, in the Register's Office of Davidson County, Tennessee.

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 2ND REVISED PLAN, HIGHLANDS OF BELLE MEADE NO. 2, BLOCKS A, B, C & D, as recorded in Plat Book 1130, Page(s) 62.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Metro Ordinance No. 093-739.

This is improved property located at 129 Alton Road Nashville TN 37205.

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 25th day of June, 2014.

James A. Stein Jr.

Elizabeth D. Stein

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James A. Stein Jr. and Elizabeth D. Stein, 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 25th day of June, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014