THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14061055** BILL GARRETT, Davidson County Trans:T20140057973 DEEDWARR Recvd: 08/07/14 15:13 2 pgs Fees:13.00 Taxes:4810.00 20140807-0071361	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00. Affiant Subscribed and sworn to before me, this 5th day of August, 2014. Notary Public My Commission Expires: WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: E. Frazer Buntin 3111 Forrest Park Ave Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-01-0-129.00

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, **William Douglas Brandon and Rhonda H. Brandon, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **E. Frazer Buntin**, ("Grantees"), its 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 the Easterly one-half of Lot No. 15 on the Map of Forest Park Land Improvement Company's Subdivision, as of record in Plat Book 161, Page 144, Register's Office for Davidson County, Tennessee. Said part of Lot No. 15 fronts 115 feet on the Southerly side of Forest Park Avenue and runs back between parallel lines, 200 feet to the Northerly line of Lot No. 14.

Being the same property conveyed to William Douglas Brandon and wife, Rhonda H. Brandon by Deed from Alfred Tate Rogers, Sr. and wife, Martha Stone Rogers, recorded on the 1st day of July, 2008 in Instrument No. 20080701-0068030, 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 FOREST PARK LAND IMPROVEMENT COMPANY'S SUBDIVISION, as recorded in Plat Book 161, Page(s) 144.

This is improved property located at 3111 Forrest Park Ave Nashville TN 37215

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 5th day of August, 2014.

William Douglas Brandon

Rhonda H. Brandon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Douglas Brandon and Rhonda H. Brandon, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of August, 2014.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014