THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14061226**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,060,000.00. Elizabeth S McWilliams Affiant Subscribed and sworn to before me, this 15th day of August, 2014. Notary Public My Commission Expires:

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2015

BILL GARRETT, Davidson County
Trans:T20140061144 DEEDWARR
Recvd: 08/19/14 10:31 2 pgs
Fees:13.00 Taxes:3922.00
20140819-0075104

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alexander Brandau and Elizabeth Brandau 1109 Tyne Boulevard Nashville, TN 37220	New Owner	Tax Parcel ID No. 145-04-0005.00

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, **Elizabeth Scott McWilliams** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexander Brandau and Elizabeth Brandau, husband and wife**, ("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 Lot 6, Block B, MAP OF LEALAND MANOR, as shown on plat of record in Plat Book 974, Pages 74 and 75, 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 Elizabeth Scott McWilliams by Warranty Deed from B. G. Lawson and wife, Sheila Lawson, recorded on the 11th day of September, 1984 in Deed Book 6378, Page 545, in the Register's Office of Davidson County, Tennessee.

Arthur W. McWilliams joins in the signing of this Warranty Deed to convey any marital interest he may have in said property.

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 LEALAND MANOR, as recorded in Plat Book 974, Page(s) 74 and 75.

This is improved property located at 1109 Tyne Boulevard Nashville, TN 37220.

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 15th day of August, 2014.

Elizabeth Scott McWilliams

Elizabeth Scott McWilliams

Arthur W. McWilliams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth Scott McWilliams and Arthur W. McWilliams, 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 15th day of August, 2014.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2015