Davidson County DEEDWARR
Recvd: 08/27/14 13:19 4 pgs
Fees:23.00 Taxes:8140.00
20140827-0078208

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. 31810-05-2014**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $2,200,000.00. Katie G. Steele Affiant Subscribed and sworn to before me this 27th day of August, 2014. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Katie G. Steele 4504 Millrace Lane Nashville, TN 37205	New Owner	Map and Parcel No.: 116 070 08900

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, **John W. Clay, Jr. and wife Anne C. Clay** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Katie G. Steele, married** ("Grantee"), her 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 9 Lynnwood Lane, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her 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, Grantors have executed this instrument on the 27th day of August, 2014.

John W. Clay, Jr.

Anne C. Clay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 27th day of August, 2014.

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Royal Oaks Subdivision of Lots Nos. 3 through 10, of record in Book 3700, page 1, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Lynnwood Lane at the corner of Lots Nos. 1 and 2; thence with the line between said two lots westerly 194.3 feet to the easterly margin of Dupont Street; thence with the same southerly 226.3 feet to the northerly margin of Second Street; thence with the same easterly 168.4 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northeasterly 39.1 feet to the westerly margin of Lynnwood Lane; thence with the same northerly 199.9 feet to the beginning.

Being the same property conveyed to John W. Clay, Jr. and Anne C. Clay, as tenants in common, by quitclaim deed dated June 19, 2009, from Bryan Howard, Trustee, of record in Instrument No. 20090626-0059622, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 116 070 08900.
2. Belle Meade City taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No.: 116 070 08900.
3. Restrictive covenants contained in an instrument of record in Book 1449, page 111, and Book 3877, page 494, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
4. All matters appearing on the Plan of record as Book 3700, page 1, Register's Office for Davidson County, Tennessee.

True Copy Certification

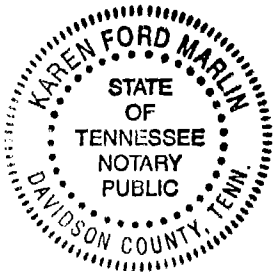
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, KAREN FORD MARLIN, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:



My Commission Expires NOV. 3, 2015