THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20140066649 DEEDWARR
Recvd: 09/08/14 10:59 2 pgs
Fees:13.00 Taxes:1557.70
20140908-0081994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 424,000.00.

Wanda C. Hiett
Affiant

JAMES A. WALKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caroline V. Duley	Pinnacle Bank	MAP 105-13
900 Waldkirch Avenue	150 3rd Avenue South; Suite 900	PARCEL 361.00
Nashville, TN 37204	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Matthew M. Hedges and wife, Shanan Ambriel O'Driscoll-Hedges**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caroline V. Duley and Donald C.Thompson**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 45 and a small triangle out of the easterly part of Lot No. 46 on the Plan of Waldkirch's Subdivision of record in Plat Book 421, Page 90, Register's Office for Davidson County, Tennessee, described together according to a survey made by James A. Hamilton, Jr., Surveyor, March 15, 1956, as follows: Beginning on the northerly margin of Waldkirch Avenue at the corner of Lots Nos. 45 and 46; thence with the line between said two lots, northwardly 38.97 feet to an iron pin; thence leaving the line between said two lots and along the westerly wall of a dwelling now on Lot No. 45, northwardly 33.78 feet to the northwest corner of said dwelling; thence with the north wall of said dwelling, eastwardly 2.45 feet to a point on the line between said Lots Nos. 45 and 46; thence with the line between said two lots; northwardly 76.53 feet to the southerly margin of an alley; thence with same, eastwardly 70 feet to the westerly margin of 9th Avenue, South; thence with same, southwardly 148 feet to the northerly margin of Waldkirch Avenue; thence with same, westwardly 68.4 feet to the beginning.

Together with an easement upon, across and over Lot No. 46 for the sole purpose of maintenance to said dwelling, created in Book 2498, Page 139, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew M. Hedges and wife, Shanan Ambriel O'Driscoll-Hedges by deed from James R. Hester and wife, Lauren E. Batte of record in Instrument No. 20041122-0139766, Register's Office for Davidson County, Tennessee, dated November 15, 2004 and recorded on November 22, 2004.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **900 Waldkirch Avenue, Nashville, TN 37204.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 29th day of August, 2014.

Matthew M. Hedges by Anne C. Martin

Matthew M. Hedges by Anne C.Martin, Attorney-in-Fact

Shanan Ambriel O'Driscoll-Hedges by Anne C. Martin

Shanan Ambriel O'Driscoll- Hedges by Anne C. Martin, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anne C. Martin** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Matthew M. Hedges and Shanan Ambriel O'Driscoll-Hedges**, as their Attorney in Fact, as the free act and deed of the within named **Matthew M. Hedges and Shanan Ambriel O'Driscoll-Hedges.**

Witness my hand and official seal this the 29th day of August, 2014.

My Commission expires 1-9-16

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN.

Notary Public