Davidson County DEEDWARR
Recvd: 10/16/14 15:29 4 pgs
Fees:23.00 Taxes:3885.00
20141016-0095753

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. 32028-10-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is; $1,050,000.00. Daniel B. Karl Affiant Subscribed and sworn to before me this 14th day of October, 2014. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2018

WARRANTY DEED

Address New Owner: Dwaine L. Anderson Leilani S. Boulware 4441 East Brookfield Avenue Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 130 130 04100

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, **Daniel B. Karl and wife, Leslie G. Karl** ("Grantors") have this day bargained and sold, and do hereby transfer and convey to **Dwaine L. Anderson and Leilani S. Boulware, husband and wife** ("Grantees"), their 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 4441 East Brookfield Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 Grantees, their 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, Grantor has executed this instrument on the 14th day of October, 2014.

Daniel B. Karl

Daniel B. Karl

Leslie G. Karl

Leslie G. Karl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Daniel B. Karl and Leslie G. Karl**, 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 14th day of October, 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. 11 on the Revised Plan of B. E. Woodard's Warner Park Subdivision, of record in Plat Book 1130, page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 240 feet on the westerly margin of East Brookfield Avenue and extends back 189 feet on the northerly line and 299.7 feet on the southerly line to a dead line in the rear, measuring 183.5 feet.

Being the same property conveyed to Daniel B. Karl and wife, Leslie G. Karl, by deed dated April 18, 2014, from Benjamin H. Gray, Trustee of the Benjamin H. Gray Living Trust, established by the Revocable Trust Agreement of Benjamin H. Gray dated October 14, 2011, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, of record in Instrument No. 20140421-0033234, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State, County, and Belle Meade City taxes for the year 2015, a lien, but not yet due and payable. Map and Parcel No. 130 130 04100.
2. All matters appearing on the Plan of record as Book 1130, page 87, Register's Office for Davidson County, Tennessee.

True Copy Certification

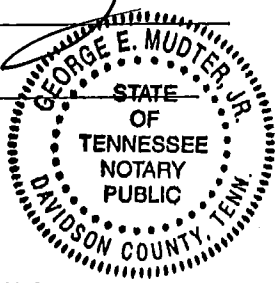
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., 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 MAY 3, 2016