THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14112360**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $415,000.00 Affiant Subscribed and sworn to before me, this 18th day of November, 2014. Notary Public My Commission Expires: 9-11-17

BILL GARRETT, Davidson County
Trans:T20140087378 DEEDWARR
Recvd: 11/20/14 09:17 2 pgs
Fees:13.00 Taxes:1535.50
20141120-0106867

AMY C. SCHLEIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ned Munson and Cameron Munson 109 Lasalle Court Nashville TN 37205	New Owner	Tax Parcel ID No. 13002002400

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, **Patrick L. Hitt and Kathleen O. Hitt, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Ned Munson and Cameron Munson, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being Lots Nos. 10, 11 and the Southerly 1/2 of Lot No. 9, Block 5, on the Plan of Courts of Belle Meade, of record in Book 547, Page 141, Register's Office for Davidson County, Tennessee. Said lots and part of lot adjoin and front together 75 feet on the Easterly side of LaSalle Court and run back 126 feet 9 inches on the Southerly line of Lot 11, and 120 feet 6 1/2 inches on the Northerly line of said part of Lot 9, to a dead line in the rear measuring 75 feet 2 1/2 inches thereon.

Being the same property conveyed to Patrick L. Hitt, and wife, Kathleen O. Hitt by Warranty Deed from Robert F. Garrard, and wife, Kay R. Garrard, recorded on the 21st day of September, 2009 in Instrument No. 20090921-0087828, 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 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE COURTS OF BELLE MEADE, as recorded in Plat Book 547, Page(s) 141.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 109 Lasalle Court Nashville TN 37205

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 18th day of November, 2014.

Patrick L. Hitt

Kathleen O. Hitt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patrick L. Hitt and Kathleen O. Hitt, 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 18th day of November, 2014.

Notary Public

My Commission Expires: September 10, 2018

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018