BILL GARRETT, Davidson County
Trans:T20140090167 DEEDWARR
Recvd: 12/02/14 11:21 3 pgs
Fees:18.00 Taxes:1535.50
20141202-0110392

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
An Association of Attorneys
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ DICKSON

The actual consideration or value, whichever is greater, for this transfer is: $415,000.00.

Darlene Bradford
Affiant

Subscribed and sworn to before me this 25th day of November, 2014.

Judy A. Gribble
Notary Public
My Commission Expires:

JUDY A. GRIBBLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMMISSION EXPIRES 6-19-2018

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Wolly Legg and John Harlin Jr. 3844 Cross Creek Road Nashville, TN 37215	New owner	Map and Parcel No.: 117-14-0-009.00

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, **Timothy Dilbeck and wife, Caroline Dilbeck** ("Grantors") have this day bargained and sold, and do hereby transfer and convey to **Tolbert Wolcott Legg and John Asbury Bacon Harlin, Jr., as tenants in common** ("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 3844 Cross Creek Road, Nashville, Tennessee 37215.

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, Grantors have executed this instrument on the 25th day of November, 2014.

Caroline Dilbeck

Timothy Dilbeck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Caroline Dilbeck and Timothy Dilbeck**, 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 25th day of November, 2014.

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Nos. 2 and 3 on the Plan of Woodmont Estate Number 2, of record in Plat Book 1130, Page 99, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Timothy Dilbeck and Caroline Dilbeck, husband and wife, by deed from R. Todd Hurst and Laurie J. Blanco, husband and wife, dated July 12, 2013, and of record as Instrument No. 20130717-0073676 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015 and subsequent years. Map 117-14-0-009.00.
2. The matters appearing on the plat of Woodmont Estate, Number 2, of record in Plat Book 1130, Page 99, in the Register's Office of Davidson County, Tennessee.
3. The right-of-way of Cross Creek Road, to the extent any portion thereof is included within the description of the property.
4. An easement for sewer in favor of the City of Nashville, of record in Book 3398 at page 402 in the Register's Office of Davidson County, Tennessee.
5. An easement for access of record in Book 3464 at page 564 in the Register's Office of Davidson County, Tennessee.
6. An easement for the flow of the waters of any creeks, streams or branches, and the rights of the public thereto.
7. Changes in the boundary of the property resulting from erosion or accretion caused by the flow of any creeks, streams or branches.
8. The rights of upper and lower riparian owners to the flow of the waters of any creeks, streams or branches.
9. Charter for Woodmont Estates Neighborhood Association is of record in Book 8081 at page 687 in the Register's Office of Davidson County, Tennessee.