Davidson County DEEDWARR
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Fees:23.00 Taxes:6567.50
20141222-0117009

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. 32109-11-2014** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,775,000.00. David B. Karl Affiant Subscribed and sworn to before me this 22nd day of December, 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:**
Daniel B. Karl, Leslie G. Karl 4503 Harpeth Hills Dr. Nashville, TN 37215	Farmington Mortgage 2002 Richard Jones Road, Suite 300A Nashville, TN 37215	Map and Parcel No.: 130 100 01900

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, **David H. Brown and wife Kathryn C. Brown**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel B. Karl and wife, Leslie G. Karl** ("Grantee"), its successors, 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 4420 Forsythe Place, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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 22nd day of December, 2014.

David H. Brown

Kathryn C. Brown

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David H. Brown and Kathryn C. Brown**, 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 22nd day of December, 2014.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2015

EXHIBIT "A"

Land in the City of Belle Meade, formerly the 7th Civil District of Davidson County, Tennessee. Being the easterly 75 feet of Lot No. 16 and the westerly 75 feet of Lot No. 17 on the Plat showing a re-subdivision of Lots Nos. 6, 7, 16, 17, 26, 27 and 32 of Block "C" and a strip 139 1/2 feet wide off the north part of Block "D" of Belle Meade as of record in Book 421, Page 96, Registers's office for said County and more fully described as follows:

Beginning on the northerly margin of Forsythe Place 575 feet East of the easterly margin of Belle Meade Boulevard; thence northwardly and parallel with said Boulevard, 232 feet, more or less, to the northerly line of said subdivision; thence with said line eastwardly 150 feet to a point 75 feet East of the corner of Lot Nos. 16 and 17; thence southwardly and parallel with the line between said two lots, 232 feet, more or less, to the northerly margin of Forsythe Place; thence with the northerly margin of said Place, westwardly 150 feet to the beginning.

Being the same property conveyed to David H. Brown and wife, Kathryn C. Brown, by deed dated, August 24, 1994, from Richard Harb Howell and wife, Jennifer H. Howell, of record in Book 9445, page 133, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 421, page 96, Register's Office for Davidson County, Tennessee.

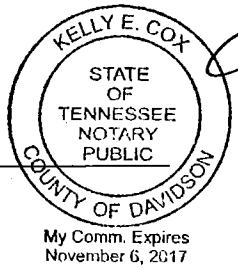
True Copy Certification

I, Elizabeth J. Smith, 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.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My commission expires _____