THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15023203**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $479,000.00. Affiant Subscribed and sworn to before me, this 31st day of March, 2015. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20150024247 DEEDWARR
Recvd: 04/02/15 10:13 2 pgs
Fees:13.00 Taxes:1772.30
20150402-0028637

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Andrew T. Warfield 3508 Richland Avenue Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10405040000

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, **Hugh R. Gaston and wife, Elizabeth Gaston** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Andrew T. Warfield, an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 97, BLOCK 4, PLAN OF RICHLAND REALTY CO., DIVISION A, as shown on plat of record in Plat Book 161, Page 151, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Hugh R. Gaston and wife, Elizabeth Gaston by Quitclaim Deed from Elizabeth Gaston and Julia Weiss as Tenants in Common with Right of Survivorship, recorded on the 1st day of June, 2012 in Instrument No. 20120601-0047599, 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 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF RICHLAND REALTY CO., DIVISION A, as recorded in Plat Book 161, Page(s) 151.

Terms and provisions of by-Laws recorded in Book 11069, Page 24.

Charter of Sugar Valley Homeowners Association, Inc. recorded in Book 11069, Page 6.

Easement for Right-of-Way to Gulf Interstate Gas Company, recorded in Book 2203, Page 579 and Book 2244, Page 11.

Easement for Entrance Wall, recorded in Instrument No. 20040205-0014018.

Easement for Slope, recorded in Instrument No. 20070725-0088276.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20040723-0088186.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 9487, Page 901 and Book 9487, Page 904.

Conveyance to Columbia Gas Systems, Inc. recorded in Book 2875, Page 299.

Conveyance of open space recorded at Instrument No. 20130523-0052433.

This is improved property located at 3508 Richland Avenue 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 31st day of March, 2015.

Hugh R. Gaston

Elizabeth Gaston

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Hugh R. Gaston and Elizabeth Gaston, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2015.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018