THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15023070** BILL GARRETT, Davidson County Trans:T20150048700 DEEDWARR Recvd: 06/18/15 13:50 2 pgs Fees:13.00 Taxes:1850.00 20150618-0058339	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Rosemary D. Sexton Affiant Subscribed and sworn to before me, this 15th day of May, 2015. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Benjamin Ferrell and Georgia Ferrell 4720 Clendenin Rd Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13116004700

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, **Rosemary D. Sexton, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin Ferrell and Georgia Ferrell, 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 Davidson County, Tennessee, being Lot No. 3 of Block "C" on the Plan of First Addition to Gateway Acres of record in Plat Book 1424, Page 9, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Glenn A. Sexton and wife, Rosemary D. Sexton by Warranty deed from W.M. Ralston and wife, Clara L. Ralston of record in Book 4824, page 155, Register's Office for Davidson County, Tennessee, dated June 10, 1974 and recorded on June 12, 1974.

The said Glenn A Sexton now being deceased on August, 12, 2014, in Humphreys 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.

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 9, Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of record in Book 6640, Page 815 along with Order of Possession at Book 6581, Page 164, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4720 Clendenin Rd 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 15th day of May, 2015.

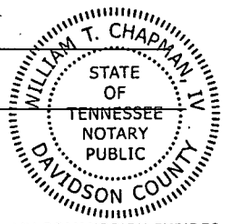
Rosemary D. Sexton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rosemary D. Sexton, 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 15th day of May, 2015.

Notary Public
My Commission Expires:



MY COMMISSION EXPIRES
SEPTEMBER 10, 2018