37298-4
Box 14

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32412-05-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $687,500.00. Affiant Subscribed and sworn to before me this 15th day of June, 2015. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Philips R. McCarty, Jr., Lori V. McCarty 207 Page Road Nashville, TN 37205	**Send Tax Bills To:** Magna Bank 6525 Quail Hollow Road S/300 Memphis, TN 38120	**Tax Information:** Map and Parcel No.: 130 05 0 118 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, **Christopher T. Wootten and wife, Joanna J. L. Wootten**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Philips R. McCarty, Jr. and Lori V. McCarty, husband and wife** ("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 207 Page Road, 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.

BILL GARRETT, Davidson County
Trans:T20150048993 DEEDWARR
Recvd: 06/19/15 10:14 3 pgs
Fees:18.00 Taxes:2543.75
20150619-0058757

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of June, 2015.

Christopher T. Wootten by Joanna J.L. Wootten Attorney-In-Fact

Christopher T. Wootten
BY: Joanna J.L. Wootten, Attorney-In-Fact

Joanna J. L. Wootten

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Joanna J. L. Wootten**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2015.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Joanna J. L. Wootten**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Attorney-In-Fact for the said **Christopher T. Wootten** and is authorized by the said **Christopher T. Wootten** to execute this instrument on his behalf.

Witness my hand, at office, this 15th day of June, 2015.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being the north part of Lot No. 10, Block "K" on the Plan of Revised Plan of Highlands of Belle Meade No. 2 as of record in Plat Book 843, page 18, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 10 fronts 112.4 feet on the west side of Page Road and runs back between lines 201 feet 4 inches on the north line and 195.6 feet on the south line, to the east line of Lot No. 5 on which it measures 175.3 feet.

Being the same property conveyed to Christopher T. Wootten and wife, Joanna J. L. Wootten, by Deed dated June 22, 2009 from Beverly Austin, unmarried, of record in Instrument No. 20090623-0058454, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantees.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. All matters appearing on the Plan of record as Book 843, Page 18, Register's Office for Davidson County, Tennessee.