WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $785,000.00.

Affiant

PREPARED BY:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

O-CB-15-401

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher M. Sizemore and Jane A. Sizemore	OWNER	
(NAME)	(NAME)	**130-09-0-064.00**
401 Page Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **COLETTE M. KOBY AND DAVID A. NUDING, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHRISTOPHER M. SIZEMORE AND JANE A. SIZEMORE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows:

Being the northeast part of Lot No. 15 of Block "D" on the Plan of Highlands of Belle Meade No. 2 of record in Plat Book 843, Page 18, in the Register's Office for Davidson County, Tennessee.

Said part of lot fronts 92.5 feet on the westerly side of Page Road and runs back between lines 251 feet more or less on the southerly line and 222 feet 4 inches more or less on the northerly line, along the southerly margin of Cheek Road, to a dead line in the rear, measuring 87.5 feet thereon.

Being the same property conveyed to Colette M. Koby by Warranty deed from Brian D. Glasser, married of record in Instrument No. 20040527-0062644 Register's Office for Davidson County, Tennessee, dated May 17, 2004 and recorded on May 27, 2004.

Being the same property conveyed to David A. Nuding by Deed to Create Tenancy By the Entirety from Colette M. Koby of record in Instrument No. 20100427-0031688 Register's Office for Davidson County, Tennessee, dated April 20, 2010 and recorded on April 27, 2010.

This conveyance is subject to:
- Taxes for the year 2015 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 18, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 806, Page 686, in the Register's Office for Davidson County, Tennessee.
- Easement for Exchange Plant Permit granted to Southern Bell Telephone and Telegraph Company of record in Book 1065, Page 6, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **401 Page Road , Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number 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:T20150054592 DEEDWARR
Recvd: 07/07/15 10:39 2 pgs
Fees:13.00 Taxes:2904.50
20150707-0065628

Witness my/our hand(s) this the 2nd DAY OF JULY, 2015.

Colette M. Koby

David A. Nuding by Colette M. Koby,
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COLETTE M. KOBY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of July, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Colette M. Koby, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DAVID A. NUDING, and who acknowledged he/she/they executed the same as the free act and deed of the said DAVID A. NUDING.

Witness my hand and official seal, this the 2nd of July, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016