BILL GARRETT, Davidson County
Trans:T20150069417 DEEDWARR
Recvd: 08/18/15 11:03 2 pgs
Fees:13.00 Taxes:1165.50
20150818-0083004

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $315,000.00.

Affiant

Subscribed and sworn to me on August 14th, 2015.

NOTARY PUBLIC
My Commission Expires:

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Andrew J. Mongin 4901 Timberhill Drive Nashville, TN 37211	First Bank 318 Seaboard Ln. Ste 205 Franklin, TN 37067	146 08 0 062.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged Frank G. Rice and wife, Isabel Rice, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Andrew J. Mongin and Virginia M. Roberson, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 303 on the Map of Crieve Hall Estates, Section Five, as of record in Book 2133, Page 91, Register's Office for said County, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Frank G. Rice and wife, Isabel Rice by Warranty Deed from William B. Maples and wife, Joyce A. Maples, dated January 6th, 1959, of record in Book 2861, page 179, Register's Office for Davidson County, Tennessee.

This is improved property, known as 4901 Timberhill Drive, Nashville, TN 37211.

This instrument is executed on behalf of Frank G. Rice and Isabel Rice by Stephen John Rice as their Attorney-In-Fact pursuant to recorded Powers of Attorney of record in Instrument Nos. 20150818-0083002 and 20150818-0083003, Register's Office for Davidson County, Tennessee.

Frank G. Rice is also known as Frank Gracey Rice. Jr. and Isabel Rice is also known as Isabel Jean Rice.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

WITNESS our hands on August 14th, 2015.

FRANK G. RICE BY: STEPHEN JOHN RICE AS HIS ATTORNEY IN FACT

Frank G. Rice
By: Stephen John Rice as his attorney-in-fact

ISABEL RICE BY: STEPHEN JOHN RICE AS HER ATTORNEY-IN-FACT

Isabel Rice
By: Stephen John Rice as her 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, Stephen John Rice, with whom I am personally acquainted (or who has proved to me on the basis of satisfactory evidence to be the person herein described), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the "attorney-in-fact" for Frank G. Rice and Isabel Rice and is authorized by Frank G. Rice and Isabel Rice to execute this instrument on behalf of Frank G. Rice and Isabel Rice.

WITNESS MY HAND AND OFFICIAL SEAL, this the 14th day of August, 2015.

Dianne R. Sims
NOTARY PUBLIC

My Commission Expires: 9-11-17

DIANNE R. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY