THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15095492**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,450,000.00. Affiant Subscribed and sworn to before me, this 26th day of October, 2015. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20150091270 DEEDWARR
Recvd: 10/27/15 08:44 2 pgs
Fees:13.00 Taxes:5365.00
20151027-0109017

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Larry Hartselle and Lynn Hartselle 4410 GRANNY WHITE PIKE Nashville, TN 37204-4118	New Owner	Tax Parcel ID No. 13104022200

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, **James H. Cheek, IV, Trustee** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Larry Hartselle and Lynn Hartselle, Husband and Wife**, ("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 No. 1 on the plan of revised resubdivision of Part of Lot 3 on the plan of W.W. Dillon & Company's Subdivision of Tony Sudekums Farm of record in Instrument No. 20010330-0030778, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James H. Cheek, IV, Trustee, pursuant to a trust dated June 8, 2009 by Warranty Deed from Jackie Miller, a single man and Robert Stutts, a single man, as joint tenants with right of survivorship, recorded on the 14th day of July, 2009 in Instrument No. 20090714-0065649, 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 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 421, Page(s) 161 and Instrument No. 20010330-0030778.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20060420-0045644.

Sanitary Sewer and/or Storm Drainage Easement of record in Book 4102, Page 361, said Register's Office.

Easement for right-of-way of Granny White or Middle Franklin Road lying within boundaries of premises as noted on Deed of record in Book 3764, Page 231, said Register's Office.

This is improved property located at 4410 GRANNY WHITE PIKE Nashville, TN 37204-4118

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 26th day of October, 2015.

James H. Cheek, IV, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James H. Cheek, IV, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of a Trust Agreement dated June 8th, 2009, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 26th day of October 2015.

Notary Public

My Commission Expires: _____

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