THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15115866** BILL GARRETT, Davidson County Trans:T20160000653 DEEDWARR Recvd: 01/05/16 09:01 2 pgs Fees:13.00 Taxes:4162.50 20160105-0000704	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,125,000.00. Affiant Subscribed and sworn to before me, this 29th day of December, 2015. Notary Public My Commission Expires: _____ TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2016

WARRANTY DEED

Address New Owner: Bradley S. French 2307 Warfield Ln Nashville TN 37215-2424	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-13-0-135-00

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, **William W. Winfree Jr., and wife, Terra T. Winfree** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Bradley S. French and Elizabeth French, 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. 2 on the Plan of Resubdivsion of Lot 1, Abbott Martin Estates of record in Plat at Instrument No. 20060524-0061226, 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 William W. Winfree Jr., and wife, Terra T. Winfree by Warranty deed from Cottle Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20090805-0073497 Register's Office for Davidson County, Tennessee, dated July 30, 2009 and recorded on August 5, 2009.

The execution of this instrument is effected by the signature of James Alexander as Attorney-in-fact for William W. Winfree, Jr., which Power of Attorney is recorded in Instrument No. 20160105-0000703, and also by the signature of James Alexander as Attorney in fact for Terra T. Winfree, which Power of Attorney is recorded in Instrument No. 20160105-0000702.

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 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20060524-0061226, Register's Office of Davidson County, Tennessee.

This is improved property located at 2307 Warfield Ln Nashville TN 37215-2424

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 29th day of December, 2015.

William W Winfree Jr. by James Alexander as Attorney in fact

William W. Winfree Jr., by James Alexander as Attorney in fact

Terra T. Winfree by James Alexander as 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, **James Alexander,** 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 the **Attorney-in-fact for William W Winfree, Jr.,** of 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 29th day of December, 2015.

Notary Public

My Commission Expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Alexander,** 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 the **Attorney-in-fact for Terra T. Winfree** of 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 29th day of December, 2015.

Notary Public

My Commission Expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018