THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16037062**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $715,000.00. Affiant Subscribed and sworn to before me, this 8th day of April, 2016. Notary Public My Commission Expires:

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20160031761 DEEDWARR
Recvd: 04/19/16 08:49 2 pgs
Fees:13.00 Taxes:2645.50
20160419-0037477

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stephen Lainhart and Andrea Lainhart 3800 WHITLAND AVE Nashville, TN 37205-2432	New Owner	Tax Parcel ID No. 104-09-0-167.00

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, **Judson G. Randolph, Jr. Executor of the Estate of Judson G. Randolph** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen Lainhart and Andrea Lainhart, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the East 75 feet of Lot No. 17 Block "D" on the Plan of Whitland Realty Company, as of record in Plat Book 332, Page 141, Register's Office for said County, more particularly described as follows:

Commencing at the Northwest corner of Bowling Avenue (now known as Whitland Avenue) and Carden Avenue, and running thence along the West margin of Carden Avenue 200 feet to a dead line; thence Southwestwardly along the line between Lots 1 and 17 and running parallel to Bowling Avenue (now Whitland Avenue), 75 feet to a point; thence Southeastwardly parallel to Carden Avenue 200 feet to Bowling Avenue (now Whitland Avenue), thence Northeastwardly along the North margin of Bowling Avenue (now Whitland Avenue) 75 feet to the beginning.

Quitclaim Deed from Joyce Ann Sprecher Randolph to Judson Randolph, as recorded on the 14th day of May, 2008 in Instrument No. 20080514-0049707; Quitclaim Deed from Judson Randolph to Judson Randolph and wife, Joyce Ann Sprecher Randolph, as recorded on the 22nd day of March, 2004 in Instrument No. 20040322-0031805 and Warranty Deed from Henry Goodpasture and wife, Virginia P. Goodpasture to Judson Randolph and wife, Comfort A. Randolph, as recorded on the 1st day of August, 1991 in Deed Book 8411, Page 586, in the Register's Office of Davidson County, Tennessee.

Judson Randolph died on May 17th, 2015 in Davidson County, Tennessee. Last Will and Testament of record in Probate Docket No. 15P-899 in the Seventh Circuit for Davidson County, Tennessee. Letters of Testamentary signed on June 11th, 2015 by Richard R. Rooker, Clerk, appointing Judson G. Randolph, Jr. as the Executor of the estate of Judson G. Randolph and therefore empowering them to convey said property above.

Judson Randolph and Judson G. Randolph being one and the same person.

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 of THE WHITLAND REALTY COMPANY'S SUBDIVISION, as recorded in Plat Book 332, Page(s) 141.

This is improved property located at 3800 WHITLAND AVE Nashville, TN 37205-2432.

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 8th day of April, 2016.

Estate of Judson G. Randolph

BY: Judson G. Randolph Jr Executor
Judson G. Randolph, Jr., executor

STATE OF WASHINGTON)

COUNTY OF KING)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judson G. Randolph, Jr., 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 Executor of The Estate of Judson G. Randolph, 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 8th day of April, 2016.

Notary Public

My Commission Expires: 08/08/2018

Notary Public
State of Washington
DENIS K NEMETH
My Appointment Expires Aug 8, 2018