BOX #14

G#28387-2

BILL GARRETT, Davidson County
Trans:T20160038194 DEEDWARR
Recvd: 05/09/16 09:11 2 pgs
Fees:13.00 Taxes:4810.00
20160509-0045530

This instrument prepared by:
Martha Brooke Perry, Attorney
BALTHROP, PERRY, NOE & NEWCOMB
An Association of Attorneys
102 Frey St., PO Box 82
Ashland City, TN 37015

Big Dog Properties, Inc.

TO: William M. Richter
8222 Holly Road
Brentwood, TN 37027

MAP & PARCEL:
146-10-0-079.00 &
146-10-0-078.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, **Big Dog Properties, Inc.**, Grantor herein, has bargained and sold and by these presents does convey unto **William M. Richter, an unmarried individual**, Grantee herein, his heirs and assign, the following described property:

Land in Davidson County, Tennessee, being Lot Nos. 10 and 11 on the Plan of The Estates at Radnor Lake, of record in Instrument No. 20060112-0004786, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Big Dog Properties, Inc. by deed from Mary M. Enoch and LeeAnne Enoch Abernathy of record at Instrument No. 20050118-0006330, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the lien of 2016 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to Agreement for Dedication of Easement for Sanitary Sewer/Storm Drainage of record at Book 7857, page 653, and Book 7860, page 143, both in the Register's Office for Davidson County, Tennessee; Declaration of Protective Covenants, Conditions and Restrictions of record at Instrument No. 20060117-0006381, Register's Office for Davidson County, Tennessee; Restrictive covenants of record in Book 6926, page 756, Register's Office of Davidson County, Tennessee; Right-of-way for ingress and egress over the extension of Kingsview Court lying south of and connecting to Kingsview Court, located on Forest Park Subdivision, a Plan of which is of record in Book 2900, page 122, Register's Office for Davidson County, Tennessee, which is dedicated as a continuation of Kingsview Court in the "Revised" Plan of Lots 16 and 18 of Forest Park, of record in Book 3500, page 58, said Register's Office, and which is stated in deed of record in Book 11712, page 565, Register's Office of Davidson County, Tennessee; All easements, setback lines, and other matters as shown on the plats of record in Book 2900, page 122, Book 3500, page 58 and Instrument No. 20060112-0004786, all in the Register's Office of Davidson County, Tennessee; Right of way for Kingsview Court; Rights of upper and lower riparian owners to the flow of the water of Otter Creek, free from diminution or pollution; Easement for the flow of the waters of Otter Creek and the rights of the public therein; and all other matters of record.

This is unimproved property known as 5065 and 5069 Kingsview Ct, Nashville, TN 37220.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, his successors and assigns forever. Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the land is unencumbered except as shown of record. Grantor does further covenant and bind

itself and its successors and assigns to warrant and forever defend the title unto said real property unto the Grantee, his successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 2nd day of May, 2016.

Big Dog Properties, Inc.
By: Mike Campell, President

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Mike Campbell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president of Big Dog Properties, Inc., the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president.

Witness my hand, at office, this 2nd day of May, 2016.

NOTARY PUBLIC

My commission expires: 7/25/17

MARTHA BROOKE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE

COUNTY OF ~~CHEATHAM~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

Affiant

SWORN to and subscribed before me,

this the 6th day of May, 2016.

NOTARY PUBLIC

My commission expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017