THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32942-04-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $960,000.00. Affiant Subscribed and sworn to before me this 16th day of May, 2016. Notary Public My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Elizabeth A. Todd, Robert Todd 113 Dunham Springs Lane Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 116 01 0 A 007 00CO

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 M. Warfield, Trustee of The Janet B. Warfield Family trust, u/a/d December 24, 2012**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth A. Todd and Robert Todd, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 113 Dunham Springs Lane, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20160041151 DEEDWARR
Recvd: 05/17/16 10:42 3 pgs
Fees:18.00 Taxes:3552.00
20160517-0049064

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of May, 2016.

BY: _____, Trustee
William M. Warfield, Trustee of The Janet B. Warfield Family Trust

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William M. Warfield, Trustee of The Janet B. Warfield Family Trust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of May, 2016.

_____
Notary Public

My Commission Expires:

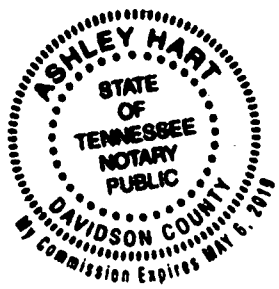


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Dunham Springs Residential PUD, as of record in Plat Book 6250, page 936, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William M. Warfield, Trustee of The Janet B. Warfield Family Trust by Quitclaim Deed dated December 24, 2012 from Janet B. Warfield of record in Instrument No. 20121227-0119155, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 116 01 0 A 007 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Dunham Springs of record in Book 6875, page 530, amended in Instrument No. 20080707-0069889, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Dunham Springs Homeowner's Association, Inc. of record in Book 7008, page 977, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Plat Book 6250, page 936, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6830, page 360, Book 4462, page 147, Book 7899, page 680, and Book 7903, page 989, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6830, page 360, Book 4462, page 147, Book 7899, page 680, and Book 7903, page 989, Register's Office for Davidson County, Tennessee.