THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16037052**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $420,000.00. Affiant Subscribed and sworn to before me, this 16th day of May, 2016. Notary Public My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

BILL GARRETT, Davidson County
Trans:T20160041172 DEEDWARR
Recvd: 05/17/16 10:53 2 pgs
Fees:13.00 Taxes:1554.00
20160517-0049078

WARRANTY DEED

Address New Owner: Rachel Neal 154 Valley Forge Nashville, TN 37205-4728	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116080G15400CO

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, **Henry E. McCall, Executor of the Estate of Joanne Wallace McCall** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rachel Neal, married**, ("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 a certain building site (lot) identified as No. 154 as shown on the Revised Plan of Sugartree, Phase 3, as of record in Book 5050, Pages 67-71, said Register's Office, to which reference is made for a more complete description.

Being the same property conveyed to Joanne Wallace McCall by General Warranty Deed from Faye Allen Hale, formerly known as Faye Allen Simpkins, recorded on the 17th day of August, 1998 in Deed Book 11068, Page 464, in the Register's Office of Davidson County, Tennessee.

Joanna Wallace McCall having died on February 5th, 2016 in Davidson County, Tennessee. Last Will and Testament of record in Probate Docket 16P312 in the Seventh Circuit Court for Davidson County, Tennessee. Letter of Testamentary signed on March 3rd, 2016 by Richard R. Rooker appointing Henry E. McCall as Executor of the Estate of Joanna Wallace McCall. Executor is specifically authorized to convey real property.

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 5050, Page(s) 67-71 as amended in Book 5162, Page 632, Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468 and Book 5238, Page 93.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4857, Page 157, as amended in Book 4911, Page 356, Book 4996, Page 126, Book 5003, Page 688 as supplemented for Phase III in Book 5087, Page 220, and

further amended in Book 5152, Page 401, Book 5514, Page 138 and Book 5691, Page 61, as amended and restated in Book 11758, Page 466.

Charter of Homeowners' Association recorded in Book 5683, Page 670.

Easement for sanitary sewer/storm drainage, recorded in Book 7061, Page 100.

Easement for sewer, recorded in Book 3400, Page 63.

Conveyance of Open Space to Homeowners Association recorded in Book 5683, Page 675.

This is improved property located at 154 VALLEY FRG Nashville, TN 37205-4728.

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 16th day of May, 2016.

Estate of Joanne Wallace McCall

BY: H. E. McCall, Executor
Henry E. McCall, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Henry E. McCall, 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 Joanne Wallace McCall, 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 16th day of Marcy, 2016.

Notary Public

My Commission Expires: _____

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