THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16057647** BILL GARRETT, Davidson County Trans:T20160044981 DEEDWARR Recvd: 05/27/16 11:25 2 pgs Fees:13.00 Taxes:2072.00 20160527-0053626	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $560,000.00. And as a part of an IRC Section 1031 Tax Deferred Exchange. Affiant Subscribed and sworn to before me, this 25th day of May, 2016. Notary Public My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Alfred J. Morin and Gayle G. Morin 713 SUMMERWIND CIR Nashville TN 37215-6124	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-06-0B-066.00 CO

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, **Elaine Kay as Executor of the Estate of Judith Dilger Ginn** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alfred J. Morin and Gayle G. Morin, husband and wife**, ("Grantees"), its 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 62, BURTON HILLS VILLAGE OF SUMMERWIND - TRACT 12, as shown on plat of record in Plat Book 6250, Page 811, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from H. Earl Ginn to Judith D. Ginn, as recorded on the 4th day of December, 1987 in Deed Book 7419, Page 334; Warranty Deed from Wedgewood Properties, Inc., a Tennessee Corporation to H. Earl Ginn and wife, Judith D. Ginn, as recorded on the 7th day of May, 1987 in Deed Book 7228 , Page 580. Judith D. Ginn having died on August 13th, 2015 in Davidson County, Tennessee. Last Will and Testament of record in Probate Docket #15P1435 in the Seventh Circuit for Davidson County, Tennessee. Letters of Testamentary signed September 10th, 2015 by Richard R. Rooker appointing Elaine Kay Executor of the Estate of Judith Dilger Ginn and therefore empowering them to convey said property above.

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 6250, Page(s) 284, Plat Book 6250, Page 649 and Plat Book 6250, Page 811.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6517, Page 522, Book 6778, Page 532, Book 6778, Page 536, Book 6356, Page 588, Book 6778, Page 510 and Book 6917, Page 736.

Charter of Burton Hills Homeowners Association, Burton Hills Recreational Association and Burton Hills Village of Summerwind Association recorded in Book 6517, Page 505, Book 6517, Page 511 and Book 6778, Page 505.

Easement for Underground Utility, recorded in Book 8063, Page 193.

Agreement by and between Burton Hills Properties and Nashville and Davidson County Metropolitan Planning Commission as set forth in instrument recorded in Book 6470, Page 383 and Book 6655, Page 47.

Maximum Square Footage Allocations for the Village of Summerwind - Tract 12 recorded in Book 6778, Page 709 and on Plat in Plat Book 6250, Page 811.

This is improved property located at 713 SUMMERWIND CIR Nashville, TN 37215-6124.

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 25th day of May, 2016.

Estate of Judith Dilger Ginn

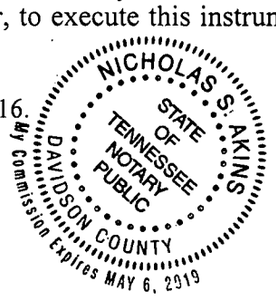
Elaine Kay Executor

By: Elaine Kay, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elaine Kay with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executor of The Estate of Judith Dilger Ginn , 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 25th day of June, 2016.



Notary Public
My Commission Expires: _____