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THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33005-05-2016**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $980,000.00. Affiant Subscribed and sworn to before me this 31st day of May, 2016. Notary Public My Commission Expires:

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: Mark W. Price, Rachel S. Price 403 West Tyne Drive Nashville, TN 37205	**Send Tax Bills To:** SunTrust Mortgage, Inc 1001 Semmes Ave RVW5024 Richmond, VA 23224	**Tax Information:** Map and Parcel No.: 130 05 0 140 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, **George E. Mudter, Jr., Trustee of the Magnolia Trust with full power to sell, mortgage, lease, convey or otherwise alienate without the joinder of any beneficiary**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark W. Price and Rachel S. Price, 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 property located at 403 West Tyne Drive, 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:T20160046224 DEEDWARR
Recvd: 06/01/16 15:33 4 pgs
Fees:23.00 Taxes:3626.00
20160601-0055249

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of May, 2016.

George E. Mudter, Jr., Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **George E. Mudter, Jr., Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2016.

Notary Public
My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Three tracts of land in Davidson County, Tennessee, being more particularly described as follows:

Tract I:

Being Lot No.7 and the northwesterly part of Lot No. 6 of Block 1 on the Plan of Highlands of Belle Meade, of record in Book 547, page 180, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of West Tyne Drive, formerly Lochin Lane, 50 feet North of the corner of Lot Nos. 5 and 6, said point being the northeast corner of Tract No. 1 of the land conveyed to E. Palmer Jones and wife, by deed from Sara D. Sexton of record in Book 2198, page 501, Register's Office for Davidson County, Tennessee; thence with the margin of said Drive, northwesterly 300 feet, to a point at the corner of Lot Nos. 7 and 8; thence with the line between said lots, southwesterly 158 feet to a point; thence southerly 297 feet along the line of Lot Nos. 9 and 10, to the northwest corner of the Jones Lot, above mentioned, thence with Jones' line, northeasterly 222 feet to the point of beginning.

Tract II:

Being a parcel of land in the easterly side of West Tyne Drive, formerly Lochin Lane, being a part of Block F on the Map of Belle Meade Subdivision No. 2 of record in Book 421, page 51, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of West Tyne Drive, formerly Lochin Lane, at a point which would be established by the extension of the line between Lot Nos. 6 and 7 of Block 1, of the Highlands of Belle Meade, of record in Book 547, page 180, Register's Office for Davidson County, Tennessee, if extended; thence in an easterly direction along the said line, if extended, 40 feet, more or less, to the center line of Richland Creek; thence with the center line of said Creek, southerly 100 feet, more or less, to a point at the northeast corner of the land conveyed to E. Palmer Jones and wife, by deed from Sara D. Sexton, of record in Book 2198, page 501, Register's Office for Davidson County, Tennessee; thence westerly along Jones' line 40 feet, more or less, to a point in the easterly margin of said Drive; thence with the margin of the same, northerly 100 feet, more or less, to the point of beginning.

Tract III:

Being a triangular parcel of land in the City of Belle Meade, Second Civil District, Thirty-fourth Councilmanic District, Davidson County, Tennessee, being the southern portion of Lot 6 of Block 1, on the map of Highlands of Belle Meade, as of record in Book 547, page 180, Register's Office for Davidson County, Tennessee, located on the westerly side of West Tyne Drive between Nichol Lane and Belle Meade Boulevard, and being more particularly described as follows:

Beginning at an iron rod (old) in the westerly right-of-way of West Tyne Drive, said rod being approximately 670 feet southerly from the centerline of Nichol Lane as measured along said right-of-way. Said rod is further described as being the common front corner of Lots 5 and 6, shown on said heretofore referenced map;

Thence leaving said right-of-way with a severance line crossing said Lot 6, S 79 degrees 35 minutes 48 seconds, West 214.80 feet to an iron rod (old) on the rear line of Lots 6 and 10;

Thence leaving said rear line with a severance line crossing said Lot 6, described in Book 8261, page 216, and Book 8263, page 804, Register's Office for Davidson County, Tennessee, N 66 degrees 36 minutes 20 seconds East, 222.05 feet to a point in the westerly right-of-way of said West Tyne Drive;

Thence with said right-of-way in a southerly direction with a curve to the left, 50.00 feet to an iron rod (old) the Point of Beginning.

Being the same property conveyed to George E. Mudter, Jr., Trustee of The Magnolia Trust, with full power to sell, mortgage, lease, convey or otherwise alienate without the joinder of any beneficiary, by deed dated March 22, 2011 from Debra R. Powell, unmarried, of record in Instrument No. 20110324-0022846, Register's Office for Davidson County, Tennessee. William E. Powell, husband of Debra R. Powell, has since died.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee.
2. Belle Meade City taxes for the year 2016, which have been prorated and assumed by Grantee.
3. All matters appearing on the Plan of record as Book 547, page 180, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 421, page 51, Register's Office for Davidson County, Tennessee.
5. Easement of record in Book 1644, page 373, Register's Office for Davidson County, Tennessee.
6. Water Rights Agreement of record in Book 1255, page 580, Register's Office for Davidson County, Tennessee.
7. Easement for the flow of Richland Creek across the subject premises.
8. Terms and provisions of boundary line agreement recorded in Instrument No. 20031124-0170329, Register's Office for Davidson County, Tennessee.