THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33105-06-2016** **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: $1,700,000.00. Affiant Subscribed and sworn to before me this 7th day of July, 2016 Notary Public My Commission Expires: 7-2-2018.

LINDA J. BOGGESS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: JULY 2, 2018

WARRANTY DEED

Address New Owner: William McClain Towery Jacqueline Thompson Towery 4338 Chickering Lane Nashville, TN 37215	**Send Tax Bills To:** 212 Heady Drive Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 144 13 0 018 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, **Elizabeth Dibrell Martin and Adele Billingsley Mitchell and Gayle Smith Ferguson, devisees under the Last Will and Testament of Alden H. Smith, Jr., deceased**, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **William McClain Towery and wife, Jacqueline Thompson Towery** ("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 4338 Chickering Lane, Nashville, TN 37215

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:T20160061066 DEEDWARR
Recvd: 07/15/16 15:46 3 pgs
Fees:18.00 Taxes:6290.00
20160715-0073142

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of July, 2016.

Elizabeth Dibrell Martin

Elizabeth Dibrell Martin

Adele Billingsley Mitchell
by Elizabeth Dibrell Martin, Attorney-in-Fact

Adele Billingsley Mitchell, by Elizabeth Dibrell Martin, her Attorney-in-fact

Gayle Smith Ferguson

Gayle Smith Ferguson

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Elizabeth Dibrell Martin and Gayle Smith Ferguson**, 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 15th day of July, 2016.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Elizabeth Dibrell Martin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Adele Billingsley Mitchell, and she is authorized by Adele Billingsley Mitchell to execute this instrument on his/her behalf.

Witness my hand, at office, this 15th day of July, 2016.

Notary Public

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Chickering Estates, Section I, as of record in Book 2663, pages 86 and 87, Register's Office for said County, and more particularly described as follows:

Lot No. 19 fronts 337.7 feet on the easterly side of Chickering Lane and extends back 257.8 feet on the northerly line and 402.2 feet on the southerly line to a dead line in the rear measuring 297.7 feet thereon.

Being the same property conveyed to Alden H. Smith, Jr. and wife, Gayle Elam Smith, by deed dated April 19, 1967 from Sarah Robinson Sharp of record in Book 4126, page 152, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 27, 1971 of record in Book 4532, page 598, Register's Office for said County, Gayle Elam Smith conveyed her interest in subject property to Alden H. Smith, Jr. Alden H. Smith Jr., died on February 25, 2016 leaving a Last Will and Testament filed for Probate in Docket No. 16P454, Davidson County Probate Court. Pursuant to the terms of said Will, subject property was devised to Elizabeth Dibrell Martin, Adele Billingsley Mitchell and Gayle Smith Ferguson.

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. 144 13 0 018 00.
2. Restrictive covenants contained in an instrument of record in Book 2810, page 5, amended in Book 3096, page 210 and Instrument No. 20080821-0086095, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Plat Book 2663, pages 86 and 87, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 10224, page 91, Register's Office for Davidson County, Tennessee.