THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33150-07-2016** **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: $280,000.00. Affiant Subscribed and sworn to before me this 28th day of July, 2016. Notary Public My Commission Expires: 10/18/16

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Matthew Hoty, Jessica Harrison 3400 Cobble Street Nashville, TN 37211	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 172 12 0 B 172 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, **Matthew Kuhns and wife, Carley Peterson n/k/a Carley Peterson Kuhns**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew L. Hoty, an unmarried man, and Jessica L. Harrison, an unmarried woman as tenants in common with right of survivorship** ("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 3400 Cobble Street, Nashville, TN 37211

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:T20160065569 DEEDWARR
Recvd: 08/01/16 08:54 3 pgs
Fees:18.00 Taxes:1036.00
20160801-0078722

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of July, 2016.

Matthew Kuhns by George E. Mudter, Jr. attorney-in-Fact

Matthew Kuhns, by George E. Mudter, Jr., his Attorney-in-Fact

Carley Peterson Kuhns by George E. Mudter, Jr. attorney-in-Fact

Carley Peterson Kuhns, by George E. Mudter, Jr., her Attorney-in-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Matthew Kuhns and Carley Peterson Kuhns, and he is authorized by Matthew Kuhns and Carley Peterson Kuhns to execute this instrument on their behalf.

Witness my hand, at office, this 28th day of July, 2016.

Notary Public

My Commission Expires:

ASHLEY HART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 550 on the Plan of Section Ten Bradford Hills as of record in Plat Book 7900, page 495, corrected in Book 9219, page 115, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Matthew Kuhns and Carley Peterson, both unmarried, as joint tenants with right of survivorship, by deed dated June 23, 2011 from Alan Edward Graffam and Heather A. Graffam, husband and wife, of record in Instrument No. 20110701-0050431, Register's Office for Davidson County, Tennessee. The parties having since married and Carley Peterson is n/k/a Carley Peterson Kuhns.

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. 172 12 0 B 172 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Bradford Hills, Section One of record in Book 8069, page 170, made applicable in Book 8885, page 517, Register's Office for Davidson County, Tennessee.
3. By-Laws of Bradford Hills Homeowners' Association, Inc., of record in Book 8071, page 531, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Bradford Hills Homeowner's Association, Inc. of record in Book 9779, page 972, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 7900, page 495, corrected in Book 9219, page 115, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Boundary Plan of record as Book 7900, page 6, Register's Office for Davidson County, Tennessee.
7. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7690, page 260, Register's Office for Davidson County, Tennessee.
8. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7690, page 260, Register's Office for Davidson County, Tennessee.
9. Easement of record in Book 2021, page 374, Register's Office for Davidson County, Tennessee.
10. Easement of record in Book 1318, page 441, Register's Office for Davidson County, Tennessee.
11. Easement for sewer and water mains of record in Book 8377, page 769 and Book 8377, page 808, Register's Office for Davidson County, Tennessee.
12. Storm water detention agreement of record in Book 8896, page 291, Register's Office for Davidson County, Tennessee.