THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33151-07-2016** **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: $1,000,000.00. Affiant Subscribed and sworn to before me this 12th day of August, 2016. Notary Public My Commission Expires:

BONITA MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 2, 2019

WARRANTY DEED

Address New Owner: Robert H. Herring, Sarah L. Rohde 4418 Forsythe Place Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130 10 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, **Daniel S. Earthman and wife, Robyn B. Earthman**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert H. Herring and Sarah L. Rohde, 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 improved property located at 4418 Forsythe Place, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of August, 2016.

Daniel S. Earthman

Robyn B. Earthman

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Daniel S. Earthman and Robyn B. Earthman**, 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 12th day of August, 2016.

GERALD PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2016

Notary Public

My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160071116 DEEDWARR
Recvd: 08/16/16 12:57 2 pgs
Fees:13.00 Taxes:3700.00
20160816-0085396

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

EXHIBIT "A"

Land in Davidson County, Tennessee, being the east half of Lot No. 17 and the easterly 25 feet of the westerly one-half of Lot No. 17 on the Map of the Resubdivision of Lots Nos. 6,7,17,26,27 and 32 of Block "C" and a strip of ground 139 1/2 feet wide off the north part of Block "C" as shown on the Map of Belle Meade, as of record in Book 421, page 96, Register's Office for said county.

Said part of Lot No. 17 fronts 125 feet on the north side of Forsythe Place and runs back between parallel lines 232 feet to a dead line.

Being the same property conveyed to Daniel S. Earthman and wife Robyn B. Earthman, by deed dated May 3, 2004 from John Cheek Eason and wife, Melissa Herrmann Eason of record in Instrument No. 20040504-0050541, Register's Office for Davidson County, Tennessee.

TOGETHER WITH an Easement Agreement for Fence as more fully described in Book 7643, page 860, Register's Office for Davidson County, Tennessee.

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. 130 10 0 018 00.
2. Belle Meade City taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No.: 130 10 0 018 00.
3. All matters appearing on the Plan of record as Book 421, page 96, Register's Office for Davidson County, Tennessee.
4. Easement Agreement for Fence of record in Book 7643, page 860, Register's Office for Davidson County, Tennessee.