THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33144-07-2016** **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: $1,750,000.00. Melissa L. Earthman Affiant Subscribed and sworn to before me this 8th day of September, 2016. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner: James N. Bowen, II, Laura J. Bowen 4409 Shepard Place Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130 07 0 023 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, **Melissa L. Earthman and husband, William F. Earthman, III,** who joins in the execution of this instrument for the purpose of conveying any interest he has in the property by virtue of his marriage to Melissa L. Earthman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James N. Bowen, II and Laura J. Bowen, 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 4409 Shepard 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.

BILL GARRETT, Davidson County
Trans:T20160079760 DEEDWARR
Recvd: 09/12/16 14:20 3 pgs
Fees:18.00 Taxes:6475.00
20160912-0095735

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of September, 2016.

William F. Earthman, III

Melissa L. 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, **William F. Earthman, III and Melissa L. 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 8th day of September, 2016.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the plan of Lots 12 and 13 and Resubdivision of Lots 10 & 11 of Belle Meade Plan No. 2, of record in Book 421, page 112, Register's Office for said County.

SAID Lot No. 4 fronts 200.0 feet on the southerly margin of Sheppard Place and extends back between parallel lines a distance of 200 feet to a dead line in the rear.

Being the same property conveyed to William F. Earthman, II and wife Melissa L. Earthman by deed dated November 5, 1986 from Dudley C. Richter and wife, Peggy S. Richter, of record in Book 7034, page 616, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 27, 2001 in Instrument No. 20010628-0068642, Register's Office for Davidson County, Tennessee, William F. Earthman, III conveyed his interest in subject property to Melissa L. Earthman.

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 07 0 023 00.
2. Belle Meade City taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No.: 130 07 0 023 00.
3. All matters appearing on the Plan of record as Book 421, page 112, Register's Office for Davidson County, Tennessee.