THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16078337** BILL GARRETT, Davidson County Trans:T20160081741 DEEDWARR Recvd: 09/19/16 10:03 2 pgs Fees:13.00 Taxes:4264.25 20160919-0098032	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,152,500.00. Affiant Subscribed and sworn to before me, this 15th day of September, 2016. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Paul L. Huddleston and Mary Hollis Huddleston 4425 FORSYTHE PLACE Nashville TN 37205-4545	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13010003300

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, **Douglas M. Ghertner and Shea S. Ghertner, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul L. Huddleston and Mary Hollis Huddleston, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 13, on the Easterly 65 feet of Lot No. 14 in Block 1 as shown on the map entitled the Plan of the Manors of Belle Meade, of record in Plat Book 547, Page 152, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Douglas M. Ghertner and Shea S. Ghertner, husband and wife by Warranty Deed from James R. Dickson, III, married and Dara Russell Dickson, spouse of James R. Dickson, III, recorded on the 28th day of April, 2008 in Instrument No. 20080428-0043326, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2016 and thereafter, for tax parcel identification number 13010003300, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF THE MANORS OF BELLE MEADE, as recorded in Plat Book 547, Page(s) 152.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 4425 FORSYTHE PLACE Nashville TN 37205-4545

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 15th day of September, 2016.

Douglas M. Ghertner

Shea S. Ghertner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Douglas M. Ghertner and Shea S. Ghertner, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018