THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33190-08-2016** **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: $980,000.00. Affiant Subscribed and sworn to before me this 30th day of November, 2016. Notary Public My Commission Expires: 12/18/17

DEBORAH A. RAND
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

WARRANTY DEED

Address New Owner: Gene Marshall Hart, Jr. 13 Castlewood Court Nashville, TN 37215	**Send Tax Bills To:** Same as new owner	**Tax Information:** Map and Parcel No.: 144 08 0 B 004 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, **Lee K. Zoller and wife, Holland S. Zoller** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gene Marshall Hart, Jr. and Kimberli Ezell Hart, 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 13 Castlewood Court, 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:T20160106223 DEEDWARR
Recvd: 12/02/16 12:58 3 pgs
Fees:18.00 Taxes:3626.00
20161202-0126726

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of November, 2016.

Lee K. Zoller

Holland S. Zoller

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lee K. Zoller and Holland S. Zoller**, 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 30th day of November, 2016.

Notary Public

My Commission Expires:

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Revision of Castlewood, as of record in Plat Book 6900, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Lee K. Zoller and Holland S. Zoller, husband and wife, by deed dated August 27, 2015 from Jill Branyan, an unmarried woman, of record in Instrument No. 20150828-0087310, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions for Castlewood of record in Book 6483, page 391, amended in Book 8165, page 130, Register's Office for Davidson County, Tennessee.
2. All matters appearing on the Plan of record as Plat Book 6900, page 133, Register's Office for Davidson County, Tennessee.
3. Certificate of Compliance of record in Book 7605, page 776, Register's Office for Davidson County, Tennessee.