THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16119994**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,725,000.00. Affiant Subscribed and sworn to before me, this 28th day of December, 2016. Notary Public My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20170000540 DEEDWARR
Recvd: 01/04/17 08:34 2 pgs
Fees:13.00 Taxes:6382.50
20170104-0000606

WARRANTY DEED

Address New Owner: Laren Donnelley 4512 Price Circle Road Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-09-0-104.00

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, **Jerome Branum, unmarried man and Rachel Rebekah McNeil, married woman and Joshua David McNeil, married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laren Donnelley**, ("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(s) 13, as shown on the map entitled Hillwood Estates Section One, of record in Plat Book 1835, page 117, 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 WANDA MCNEIL, by deed from SARA K. JOHNSON, TRUSTEE OF THE SARA K. JOHNSON LIVING TRUST ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF SARA K. JOHNSON U/A/D NOVEMBER 25, 2003, of record in Instrument No. 20130606-0057582, dated June 4, 2013, said Register's Office.

WANDA MCNEIL died on or about May 26, 2016. Her Last Will and Testament being filed in Probate Court of Davidson County, Tennessee, under Docket No. 16P1095, devised the subject property to JEROME S. BRANUM, AS TO A LIFE ESTATE AND JOSHUA DAVID MCNEIL and RACHEL REBEKAH MCNEIL, AS TO A REMAINDER INTEREST.

Said property was never the primary residence for Rebekah McNeil and Joshua David McNeil.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 103-09-0-104.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.
Matters shown on the Plan of record in Plat Book 1835, page 117, said Register's Office.

This is improved property located at 4512 Price Circle Road Nashville TN 37205

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 28th day of December, 2016.

Jerome Branum

BY: Kate Rosenthal, Attorney-in-Fact

Rachel Rebekah McNeil

BY: Kate Rosenthal, Attorney-in-Fact

Joshua David McNeil

BY: Kate Rosenthal, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact Jerome Branum, Rachel Rebekah McNeil and Joshua David McNeil, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018