THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 01/04/17 10:47 8 pgs
Fees:43.00 Taxes:1572.50
20170104-0000755

29295-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Katherine Ware 2704 Larmon Drive Nashville, TN 37204	New Owner	11807003100

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Mary Gertrude McClelland (n/k/a Gertrude H. McClelland), Joann E. Floyd (n/k/a Joanne H. Floyd), Debra Jean Cullman (n/k/a Debra J. Cullman), Kristin Hostettler Laine and William R. Hostettler, Jr.** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **Katherine Ware** (hereinafter referred to as the "**Grantee**"), her heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 38 on the Plan of Berrywood Subdivision, of record in Book 1835, Page 24, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.
>
> BEING all of the same property conveyed to Margaret R. Hostettler by Warranty Deed dated June 5, 2003 from Cumberland Valley Construction Company, Inc., of record in Instrument No. 20030725-0104349, said Register's Office. The said Margaret R. Hostettler died on February 24, 2016. The said property was devised to Mary Gertrude McClelland (n/k/a Gertrude H. McClelland), William Russell Hostettler (n/k/a William R. Hostettler), Joann E. Floyd (n/k/a Joanne H. Floyd), and Debra Jean Cullman (n/k/a Debra J. Cullman) by the Last Will and Testament of Margaret Ann Russell Hostettler, filed under Docket No. 16P-436, Circuit Court of Davidson County, Tennessee, Probate Division. Notwithstanding the above, the interest in the property which was devised to William R. Hostettler ("WRH") was disclaimed by WRH as evidenced by "Disclaimer Pursuant to Tennessee Code Annotated Section 31-1-103" which was executed and published by the said WRH on August 31, 2016. A copy of the said Disclaimer is recorded as Instrument No. 20160914-0096469, Register's Office for Davidson County, Tennessee. Accordingly, the interest which was renounced and disclaimed by WRH vested in the issue of WRH, per stirpes, namely Kristin Hostettler Laine and William R. Hostettler, Jr.
>
> Margaret R. Hostettler being one and the same person as Margaret Ann Russell Hostettler, Margaret A. Hostettler, and Margaret Hostettler.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 3rd day of January, 2017.

Gertrude H. McClelland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gertrude H. McClelland, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 3rd day of January, 2017.

JOHN T. C... STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me this
3rd day of January, 2017.

JEFFREY S. BEN... STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: J...y 8, 2019

IN WITNESS WHEREOF, the Grantors have executed this instrument this 3rd day of January, 2017.

Joanne H. Floyd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joanne H. Floyd, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 3rd day of January, 2017.

JOHN T. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

IN WITNESS WHEREOF, the Grantors have executed this instrument this 3rd day of January, 2017.

Debra J. Cullman

STATE OF Ohio]
COUNTY OF Montgomery]

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Debra J. Cullman, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Centerville, Oh, this 30 day of December, 2016.

Notary Public
My Commission Expires: 2/2/19

NOTARY PUBLIC STATE OF OHIO

JAIME HAMMOND, Notary Public
In and for the State of Ohio
My Commission Expires Feb. 2, 2019

IN WITNESS WHEREOF, the Grantors have executed this instrument this 3rd day of January, 2017.

Kristin Hostettler Laine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kristin Hostettler Laine, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 3rd day of January, 2017.

JOHN T. COX
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

IN WITNESS WHEREOF, the Grantors have executed this instrument this 3rd day of January, 2017.

William R. Hostettler, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William R. Hostettler, Jr., the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 3rd day of January, 2017.

JOHN T. C
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/13/17

EXHIBIT A

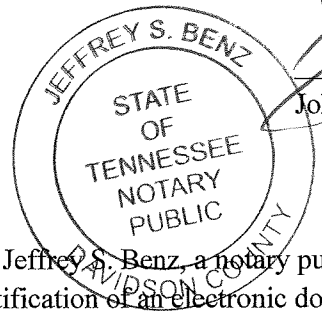
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2017 and subsequent years, not yet due and payable. Map and Parcel 11807003100.

3. All Matters as shown on the Plan of record in Book 1835, Page 24, Register's Office for Davidson County, Tennessee.

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019