WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $505,000.00.

Affiant

Subscribed and sworn to me on January 4, 2017.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires 9-11-2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30069SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Daniel R. Green 1404 Linden Avenue Nashville, TN 37209	New Owner 5817 Petersburg Ln Brentwood, TN 37027	105-13-077

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Rick Deckbar and wife, Virginia Deckbar, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Daniel R. Green, a married man, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 47-A on the Plan of Belmont Lane Company's Subdivision, called "Belmont Heights", as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the northerly side of Linden Avenue and runs back between parallel lines 169 feet to an alley.

Being the same property conveyed to Rick Deckbar and wife, Virginia Deckbar, by Warranty Deed from Barbara Woodard, Administrator of the Estate of Mary Woodard, of record as Instrument No. 20161110-0119264, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017Davidson County which have been prorated by the parties and assumed by the Grantee(s).
2. By the Order of the Seventh Circuit Court for Davidson County, Tennessee, dated September 8, 2016 and being part of Docket No. 16P-714, The Estate of Mary Woodard was declared insolvent and the Administrator, Barbara Woodard, was authorized to take possession and sell the subject property.

BILL GARRETT, Davidson County
Trans:T20170001598 DEEDWARR
Recvd: 01/06/17 12:48 2 pgs
Fees:13.00 Taxes:1868.50
20170106-0001841

This property is also known as improved property located at 1404 Linden Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES 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, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 4th day of January, 2017.

Rick Deckbar

Virginia Deckbar

Virginia Deckbar

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Rick Deckbar and Virginia Deckbar to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on January 4, 2017.

NOTARY PUBLIC

My Commission Expires: _____

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017