File Box 8

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33278-09-2016** **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: $760,000.00. Affiant Subscribed and sworn to before me this 12th day of January, 2017. Notary Public My Commission Expires: GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner: William N. Howorth, Donna Camellia Howorth 703 Clearview Drive Nashville, TN 37205	**Send Tax Bills To:** Pinnacle Bank 150 3rd Ave. S. Ste. 1000 Nashville, TN. 37201	**Tax Information:** Map and Parcel No.: 116 04 0 085 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, **Hurst Bunn Hatch, III and Barbara F. Hatch, Trustees of the Hatch Revocable Living Trust, dated February 4, 2015**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William N. Howorth and Camellia Howorth, 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 703 Clearview Drive, Nashville, TN 37205

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:T20170003779 DEEDWARR
Recvd: 01/13/17 13:18 3 pgs
Fees:18.00 Taxes:2812.00
20170113-0004304

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of January, 2017.

Hurst Bunn Hatch, III, Trustee of the Hatch Revocable Living Trust, dated February 4, 2015

Barbara F. Hatch, trustee

Barbara F. Hatch, Trustee of the Hatch Revocable Living Trust, dated February 4, 2015

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Hurst Bunn Hatch, III and Barbara F. Hatch, Trustees**, 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 12th day of January, 2017.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Clearview Subdivision as of record in Book 843, page 8, Register's Office for said County, described as follows:

Beginning on ;the westerly margin of Clearview Drive at the common corner of Lots Nos. 32 and 33; thence, with the line between said two lots, westwardly 247.9 feet to a point in the south margin of Lot No. 30; thence with the southerly line of said Lot No. 30 westwardly 50 feet to the westerly line of Lot No. 33; thence with the westerly line of said lot, southwardly 102 feet to the common corner of Lots Nos. 33 and 34; thence with the line between said two lots, eastwardly 216.3 feet to the westerly margin of Clearview Drive; thence with the westerly margin of said Drive, northwardly 85.1 feet to the beginning.

Being the same property conveyed to Hurst Bunn Hatch, III and Barbara F. Hatch, Trustees of the Hatch Revocable Living Trust, dated February 4, 2015 by deed dated March 24, 2015 from Hurst B. Hatch, III and wife, Barbara F. Hatch, of record in Instrument No. 20150330-0027391, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, a lien, but not yet due and payable. Map and Parcel No. 116 04 0 085 00.
2. Restrictive covenants contained in an instrument of record in Book 753, page 212, and Book 790, page 154, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 843, page 8, Register's Office for Davidson County, Tennessee.