THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170110458**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $440,000.00. Affiant Subscribed and sworn to before me, this 23rd day of January, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans: T20170007359 DEEDWARR
Recvd: 01/25/17 14:42 2 pgs
Fees: 13.00 Taxes: 1628.00
20170125-0008311

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

WARRANTY DEED

Address New Owner: Dwight P. Wiles, Trustee 900 Division Street Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-06-0-145.00

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, **Vicky McGehee, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dwight P. Wiles, Trustee of the 3428 Love Circle Trust**, ("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 the West part of Lot No. 116 on the unrecorded plan of R. W. Grizzard's Subdivision of Bosley Tract, described as follows:

Beginning at a point in the Southerly margin of Marlborough Aveune, 55.26 feet, more or less, West from the Westerly margin of the first alley East of Love Circle, being the Northwest corner of a small strip that was conveyed to Paul W. Greene and wife, by deed from Tommy L. Burch, Sr. and wife, as of record in Book 3571, Page 577, said Register's Office; thence along Greene's Westerly line, Southeasterly 124.00 feet, more or less, to said Greene's Southwest corner, being 55.15 feet, more or less, West from the Westerly margin of said alley in the line between Lots 115 and 116; thence with the line between said lots, Westerly 124.85 feet, more or less, to the Easterly margin of Love Circle; thence with the margin of said Circle, Northerly 50 feet to the margin of Marlborough Avenue; thence with the margin of the same, Easterly 94.74 feet, more or less, to the point of beginning.

Being the same property conveyed to Vicky McGehee, a single person by Warranty Deed from Raymond L. Clark and wife, Lela E. Clark, recorded on the 13th day of October, 2006 in Instrument No. 20061013-0127521, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

This is improved property located at 3428 LOVE CIR Nashville, TN 37212-3248.

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 23rd day of January, 2017.

Vicky McGehee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Vicky McGehee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of January, 2017.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017