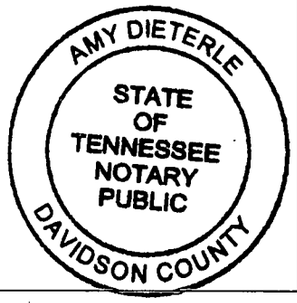
WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $280,000.00.

Affiant

Subscribed and sworn to me on 01/23/17.

NOTARY PUBLIC

My Commission Expires: 9-11-17

BILL GARRETT, Davidson County
Trans:T20170007559 DEEDWARR
Recvd: 01/26/17 10:32 2 pgs
Fees:13.00 Taxes:1036.00
20170126-0008506

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Austin G. Davis Katherine E. Russell 2841 CALL HILL RD Nashville, TN 37211-7926	New Owners	172150A00200CO

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, Clint A. Daniels and wife, Barbra J. Daniels, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Austin G. Davis and Katherine E. Russell, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, TN, being Lot No. 2 on the Plan of Holt Woods, Section One, of record in Plat Book 7900, Pages 878 and 879, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clint A. Daniels and wife Barbra J. Daniels by Warranty Deed from Vera C. Phipps an unmarried person, recorded on the 3rd day of June, 2003 in Instrument No. 20030603-0075396, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 2841 CALL HILL RD, Nashville, Tennessee 37211-7926.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES 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 do 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 successors 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 hand and official seal on 01/23/17.

Clint A. Daniels

Barbra J. Daniels

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 01/23/17, before me personally appeared Clint A. Daniels and Barbra J. Daniels, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein 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 01/23/17

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY