THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 **Record & Return To:** First Title & Escrow Co., Inc. FTEC File No. 33506-02-2017	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $935,000.00. Affiant Subscribed and sworn to before me this 27th day of March, 2017. Notary Public My Commission Expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Barbara A. Groux 6200 Robin Hill Road Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Map and Parcel No.: 115 16 0 006 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, **Bruce D. Zeitlin and wife, Beth M. Zeitlin**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Barbara A. Groux a single woman** ("Grantee"), her 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 6200 Robin Hill Road, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her 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:T20170026414 DEEDWARR
Recvd: 03/29/17 11:47 3 pgs
Fees:18.00 Taxes:3459.50
20170329-0030517

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of March, 2017.

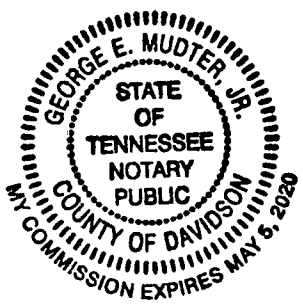
Bruce D. Zeitlin

Beth M. Zeitlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bruce D. Zeitlin and Beth M. Zeitlin, 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 27th day of March, 2017.



Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of West Meade Farms Inc. Section "E" of record in Plat Book 1835, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Bruce D. Zeitlin and wife, Beth M. Zeitlin, by deed dated April 8, 1992, from Hugh W. Anderson and Carol H. Anderson, both unmarried, of record in Book 8598, page 518, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 115 16 0 006 00.
2. All matters appearing on the Plan of record as Book 1835, page 70, Register's Office for Davidson County, Tennessee.