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: 35490-02-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $282,000.00. Affiant Subscribed and sworn to before me this 29th day of March, 2017. Notary Public My Commission Expires:

CARRIE COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires January 9, 2018

WARRANTY DEED

Address New Owner: Kathryn White 146 Piedmont Ave. Nashville, TN 37216	**Send Tax Bills To:** Bank of Tennessee 165 Indian Lake Blvd., Ste. 107 Hendersonville, TN 37075	**Tax Information:** Map and Parcel No.: 072 12 0 059 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, **Madeleine DeMoss**, an unmarried woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathryn White**, an unmarried 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 **146 Piedmont Ave, Nashville, TN 37216**.

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 she 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 herself, her 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:T20170027076 DEEDWARR
Recvd: 03/30/17 15:53 3 pgs
Fees:18.00 Taxes:1043.40
20170330-0031291

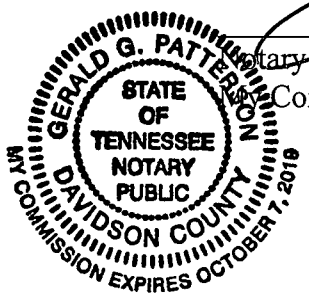
IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of March, 2017.

Madeleine DeMoss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Madeleine DeMoss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of March, 2017.



Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Subdivision of The Waters Place on Maxey Lane of record in Plat Book 332, Page (s) 136 and 137, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 116 fronts 50 feet on the South side of Piedmont Avenue and runs back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to Blue Sky Adventures, LLC, a Tennessee Limited Liability Company by Warranty deed from American Consulting Corporation, a Tennessee Corporation of record in Instrument No. 20141106-0102720 Register's Office for Davidson County, Tennessee, dated November 06, 2014 and recorded on November 06, 2014. (Value of consideration shown in aforementioned deed $110,000.00.)

Being the same property conveyed to Strive Properties LLC, a Tennessee Limited Liability Company by Warranty deed from Blue Sky Adventures, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150108-0002077 Register's Office for Davidson County, Tennessee, dated January 08, 2015 and recorded on January 08, 2015. (Value of consideration shown in aforementioned deed $103,000.00.)

Being the same property conveyed to Madeleine DeMoss, an unmarried woman, by Warranty deed from Strive Properties LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150714-0068623 Register's Office for Davidson County, Tennessee, dated July 13, 2015 and recorded on July 14, 2015. (Value of consideration shown in aforementioned deed $235,000,00.) Being also known as 146 Piedmont Ave. Nashville, Tennessee 37216.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by the Grantee. Map and Parcel No. 072 12 0 059 00.
2. All matters appearing on the Plan of record as Book 332, pages 136 and 137, Register's Office for Davidson County, Tennessee.