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. 33514-02-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00. Affiant Subscribed and sworn to before me this 29th day of March, 2017. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC GEORGE A. MUDTER, JR. COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner: Stephen T. Jennings Jessica Jennings 4422 Forsythe Place Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130 10 0 020 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, **Arthur Robinson Tyler, Jr. and wife, Margaret Bass Tyler**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen T. Jennings and Jessica Jennings, 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 4422 Forsythe Place, 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:T20170028189 DEEDWARR
Recvd: 04/04/17 09:55 3 pgs
Fees:18.00 Taxes:4625.00
20170404-0032657

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

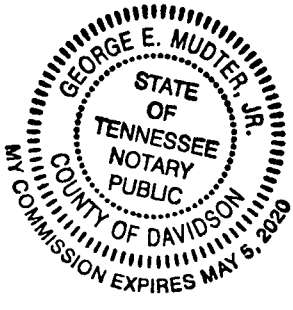
Arthur Robinson Tyler, Jr.

Margaret Bass Tyler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Arthur Robinson Tyler, Jr. and Margaret Bass Tyler, 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 29th day of March, 2017.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 16 on the plat showing a Subdivision of Lots No. 6, 7, 16, 17, 26 27 and 32 of Block "C", and a strip of 139 1/2 feet wide off the northerly part of Block "D" of Belle Meade, recorded in Book 421, page 96, of the Register's Office for Davidson County, Tennessee.

Together with Driveway Easement Agreement as more fully described in Instrument No. 20140703-0059131, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Arthur Robinson Tyler, Jr. and wife, Margaret Bass Tyler, by deed dated May 22, 2015 from Shannon Drumm and husband, Scott Drumm, of record in Instrument No. 20150522-0047638, 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. 130 10 0 020 00.
2. Belle Meade City taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No.: 130 10 0 020 00.
3. All matters appearing on the Plan of record as Plat Book 421, page 96, Register's Office for Davidson County, Tennessee.
4. Driveway Easement Agreement of record in Instrument No. 20140703-0059131, Register's Office for Davidson County, Tennessee.