This Instrument Prepared By:

Marshall L. Hix, Esq.
Wyatt, Tarrant & Combs, LLP
333 Commerce Street, Suite 1400
Nashville, Tennessee 37201

Davidson County DEEDWARRSP
Recvd: 04/27/17 10:07 4 pgs
Fees:23.00 Taxes:1813.00
20170427-0041331

Address New Owner	Send Tax Bills To:	Map & Parcel No.:
Ronald and Melanie Sudbury 1010 West Eastland Avenue Nashville, TN 37206	Same	083-05-0-442.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Fredrich C. Zweifel and Theresa L. Zweifel** (herein referred to as "Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Ronald Sudbury and wife, Melanie Sudbury** (herein referred to as "Grantees"), their heirs and assigns forever, the following described tract or parcel of land (the "Property") located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot Nos. 6 & 7, Block "F", Plan of East Wood Addition, Dr. E. T. Brown, Resubdivision of the Stratton and Seymour and I. T. Baxter Lands, as of record in Plat Book 332, Page 63, Register's Office for Davidson County, to which reference is made for a more complete description.
>
> Being the same property vested in Fredrich C. Zweifel and Theresa L. Zweifel by Final Decree Confirming Sale entered by the Chancery Court on February 18, 2011, and recorded as Instrument No. 20110225-0015597, Register's Office for Davidson County, Tennessee and by Order Granting Motion for Default Judgment entered by the Chancery Court on February 11, 2016, and recorded as Instrument No. 20160217-0015224, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1010 West Eastland Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the Property together with all the improvements thereon, rights associated therewith, and the appurtenances thereunto belonging unto Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with Grantees that they are lawfully seized and possessed of the Property, that they have a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, except as to the following:

- Davidson County property taxes for 2017.
- All matters of record shown on the Plan of East Wood Addition, Dr. E. T. Brown, Resubdivision of the Stratton and Seymour and I. T. Baxter Lands, as of record in Plat Book 332, Page 63, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT with Grantees and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantors, but not further or otherwise.

WITNESS this the 18th day of April, 2017.

GRANTORS:

Fredrich C. Zweifel

Theresa L. Zweifel

[Notary Acknowledgement on Following Page]

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared Fredrich C. Zweifel and Theresa L. Zweifel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, this the 19th day of April, 2017.

Marshall L Hix
Notary Public

My Commission Expires:
9/7/2020

MARSHALL L. HIX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
September 7, 2020

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $490,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of April, 2017.

Notary Public

My Commission Expires:
3-8-21

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

61607981.1

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

(SEAL)

S THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON