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. 33564-03-2017	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00. Affiant Subscribed and sworn to before me this 1st day of May, 2017. Notary Public My Commission Expires:

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

WARRANTY DEED

Address New Owner: Thomas Avery 2307 Hampton Ave Nashville, TN 37215	Send Tax Bills To: new owner	Tax Information: Map and Parcel No.: 117 06 0 087 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, **Linda S. Costello, and husband William C. Schutt,** who joins in the execution of this instrument for the purpose of conveying any interest he has in the property by virtue of his marriage to Linda S. Costello ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William T. Avery and Sally H. Avery, 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 2307 Hampton Ave, Nashville, TN 37215.

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:T20170037854 DEEDWARR
Recvd: 05/04/17 10:23 3 pgs
Fees:18.00 Taxes:4070.00
20170504-0044178

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of April, 2017.

Linda S. Costello

William Schutt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Linda S. Costello and William Schutt, 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 28th day of April, 2017.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 25 feet of Lot No. 24 and the easterly 110 feet of Lot No. 25 on the Plan of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, in May 1910, as follows:

Beginning on the southerly margin of Hampton Avenue at a point 575 feet west of the centerline of 23rd Avenue South; thence with the southerly margin of Hampton Avenue westwardly 135 feet; thence southwardly and parallel with the line between Lots 24 and 25, 343 feet, more or less, to the northerly line of Lot 33; thence with the northerly line of Lots Nos. 33 and 34, eastwardly 135 feet; thence northwardly 342.5 feet, more or less, to the beginning.

Being the same property conveyed to Linda S. Costello, married by deed dated July 15, 1997 from Ina I Dale of record in Book 10534, page 72, 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. 117 06 0 087 00.