THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 33632-04-2017	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is $402,000.00. Affiant Subscribed and sworn to before me this 18th day of May, 2017. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Jason Graves, Adrienne Graves 619 Farrell Parkway Nashville, TN 37220	Send Tax Bills To:	Tax Information: Map and Parcel No.: 146 07 0 057 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, Joshua M. Garrett and Megan Garrett, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Jason Graves and Adrienne Graves, husband and wife ("Grantees"), their 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 619 Farrell Parkway, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees their 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 Grantees, their 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:T20170042705 DEEDWARR
Recvd: 05/19/17 09:41 3 pgs
Fees:18.00 Taxes:1487.40
20170519-0049812

IN WITNESS WHEREOF, Grantors have executed this instrument on the 18th day of May, 2017.

Joshua M. Garrett

Megan Garrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua M. Garrett and Megan Garrett, 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 18th day of May, 2017.

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

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Section One, Revised Crieve Hall Estates, as of record in Plat Book 1835, pages 122, 123, and 124, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Joshua M. Garrett, an unmarried man and Megan C. Kirschbaum, an unmarried woman by deed dated November 16, 2012 from Marsha Reagan and Jeffrey L. Woods of record in Instrument No. 20121119-0106423, Register's Office for Davidson County, Tennessee. The parties having since married and Megan C. Kirschbaum is now known as Megan Garrett.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantees. Map and Parcel No. 146 07 0 057 00.
2. Restrictive covenants contained in an instrument of record in Book 2046, page 88, and Book 2396, page 437, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Plat Book 1835, pages 122, 123, and 124, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6288, page 570, Register's Office for Davidson County, Tennessee.