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. 33584-03-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $833,000.00. Bettina LaBoy Reed Affiant Subscribed and sworn to before me this 31st day of May, 2017. Notary Public My Commission Expires:

JAKE RUDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2020

WARRANTY DEED

Address New Owner: Watson McCollister 1017 17th Avenue South Nashville, TN 37212	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 104 04 0 119 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, **Janice H Feldman,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Watson McCollister** ("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 1017 17th Avenue South, Nashville, TN 37212.

This is not the residence of Grantor.

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:T20170046499 DEEDWARR
Recvd: 06/01/17 13:45 3 pgs
Fees:18.00 Taxes:3082.10
20170601-0054569

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31 day of May, 2017.

Janice H. Feldman

Janice H Feldman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Janice H Feldman, 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 31 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. 10 on the Plan of Criddle & Scruggs Subdivision of Lot No. 7 in O.B. Hayes Rokeby Addition, as of record in Plat Book 57, page 62, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Janice H. Feldman by deed dated March 4, 2009 from Patricia Woolwine, Trustee of the Long Living Trust, having been appointed by the original trustor, Frances M. Long (who died on August 21, 2008), as an additional co-trustee in an amendment to the original trust agreement dated December 13, 2002, of record in Instrument No. 20090326-0027101, 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. 104 04 0 119 00.
2. All matters appearing on the Plan of record as Book 57, page 62, Register's Office for Davidson County, Tennessee.
3. Easement granted to BellSouth Telecommunications of record in Book 9651, page 243, Register's Office for Davidson County, Tennessee.