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. 33672-05-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $878,550.00. Affiant Subscribed and sworn to before me this 16th day of June, 2017. Notary Public My Commission Expires:

ASHLEY HART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

BILL GARRETT, Davidson County
Trans: T20170052038 DEEDWARR
Recvd: 06/19/17 11:03 3 pgs
Fees: 18.00 Taxes: 3250.64
20170619-0061154

WARRANTY DEED

Address New Owner: Thomas Hadley, Stacia Hadley 1908 Edenbridge Way Nashville, TN 37215	**Send Tax Bills To:** First Tennessee Bank 3451 Prescott Memphis, TN 38118	**Tax Information:** Map and Parcel No.: 144 16 0 034 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, **Susan W. Sowards and husband, Bryan K. Sowards** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas F Hadley and Stacia Hadley, 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 1908 Edenbridge Way, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of June, 2017.

Bryan K. Sowards, by George E. Mudter, Jr., his Attorney-in-fact

Susan W. Sowards, by George E. Mudter, Jr., her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Bryan K. Sowards and Susan W. Sowards, and he is authorized by Bryan K. Sowards and Susan W. Sowards to execute this instrument on their behalf.

Witness my hand, at office, this 16th day of June, 2017.

Notary Public

My Commission Expires:

ASHLEY HART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Expires MAY 6, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Hound's Run, as of record in Plat Book 6900, pages 167 thru 171, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Susan W. Sowards and husband Bryan K. Sowards by deed dated February 24, 1999 from Paul E. Cook, an unmarried man of record in Book 11357, page 150, 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. 144 16 0 034 00.
2. Declaration of Covenants, Conditions and Restrictions for Hounds Run of record in Book 7079, page 995, corrected in Book 7238, page 736, amended in Book 11719, page 845, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 6900, pages 167-171, Register's Office for Davidson County, Tennessee.
4. Deeds of conveyance for sanitary sewer of record in Book 7430, page 183, Book 7474, page 695, Book 8119, page 535 and Book 8119, page 538, Register's Office for Davidson County, Tennessee.