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. 33731-06-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,008,075.00. Affiant Subscribed and sworn to before me this 23rd day of June, 2017. Notary Public My Commission Expires: ASHLEY HART STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2019

WARRANTY DEED

Address New Owner: Matan Wolfson, Blair Wolfson 408 Sunnyside Drive Nashville, TN 37205	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 116 11 0 045 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, **Chad E. Wagner and wife, Rebecca A. Wagner** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Matan Wolfson and Blair Wolfson, 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 408 Sunnyside Drive, Nashville, TN 37205

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:T20170057539 DEEDWARR
Recvd: 07/06/17 10:17 3 pgs
Fees:18.00 Taxes:3729.88
20170706-0067803

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23 day of June, 2017.

Chad E. Wagner by [signature] his attorney in fact
Chad E. Wagner, by George E. Mudter, Jr.
his Attorney in fact

Rebecca A. Wagner by [signature] her attorney in fact
Rebecca A. Wagner, by George E. Mudter, Jr.
his 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 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 Chad E. Wagner and Rebecca A. Wagner and he is authorized by Chad E. Wagner and Rebecca A. Wagner to execute this instrument on their behalf.

Witness my hand and seal, at office, this 23 day of June, 2017.

[signature]
Notary Public
My Commission Expires:

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

EXHIBIT "A"

Land in the 7th Civil District of Davidson County, Tennessee, being the southerly 60 feet of Lot 18 and the northerly 80 feet of Lot 17, Block E, in the Honeywood Subdivision of the Malone Estate, not of record, more particularly described as follows:

Beginning at a point in the east margin of Sunnyside Drive, 590 feet, more or less, south of the north margin of Malone Avenue, being the southwest corner of property heretofore conveyed to William Frank Cox and wife, by deed of record in Book 2043, page 474, Register's Office for said County; running thence in an easterly direction with Cox's south line, 284 feet, more or less, to a point in the east boundary line of Lot 18, Cox's southeast corner; thence in a southerly direction with the east boundary lines of Lot 18, and 17, 140 feet to a point, being the northeast corner of a 20 foot strip conveyed to Victor H. Stromquist and wife, by deed recorded in Book 2083, page 228, said Register's Office; thence in a westerly direction with Stromquist's north line 284 feet to a point in the easterly margin of Sunnyside Drive, Stromquist's northwest corner and thence in a northerly direction with the east margin of Sunnyside Drive, 140 feet, more or less to the beginning.

Being the same property conveyed to Chad E. Wagner and wife, Rebecca A. Wagner, by deed dated August 19, 2009 from Jeffrey Daniel Draughn and wife, Barbara D. Draughn of record in Instrument No. 20090827-0080719, 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. 116 11 0 045 00.
2. Belle Meade City taxes for the year 2017 which have been prorated and assumed by Grantee. Map and Parcel No.: 116 11 0 045 00.