THIS DOCUMENT PREPARED BY Bryan Howard Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444 BILL GARRETT, Davidson County Trans:T20170061779 DEEDWARR Recvd: 07/19/17 13:33 3 pgs Fees:18.00 Taxes:925.00 20170719-0072822	**STATE OF TENNESSEE** **COUNTY OF** DAVIDSON The actual consideration for this transfer is $250,000.00. Adrian Hamlett-Duerr Affiant Subscribed and sworn to before me this 14 day of July, 2017. Notary Public My Commission Expires: April 21, 2020 TINA HARRIS NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Catherine Andrea Houle 723 Davidson Road Nashville, TN 37205	Same	115-07-0- 063.00

WARRANTY DEED

For and in consideration of the sum of Two Hundred Fifty Thousand Dollars ($250,0000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Adrian Hamlett-Duerr, married, hereinafter called the Grantor, for the purpose of transferring the Grantor's 50% ownership interest in the subject real property, has bargained and sold, and by these presents does transfer and convey unto Frank S. Houle, Jr. and wife, Catherine Andrea Houle, and to their successors and assigns, with full power to sell, transfer, mortgage and convey, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land in the Davidson County, Tennessee, being more particularly described as follows, to wit.

Being Lot No. 14 on the Plan of West Meade Addition, Section II, of record in Book 2854, Page 56, Register's Office for said County, and described as follows:

BEGINNING at a point in the south margin of Davidson Road at the corner of Lots 13 and 14; thence with the line between said lots, southerly 232 feet to the corner of Lot 12; thence with the line between Lots 12 and 14, easterly 188 feet to the west margin of Lamar Drive; thence with the margin of the same northerly 210 feet to the beginning of a curve; thence around said curve, northwesterly 39.7 feet to the south margin of Davidson Road; thence with the margin of the same westerly 165 feet to the point of beginning.

Being the same property conveyed by Catherine Andrea Houle and Adrian Hamlett-Duerr, Co-Trustees of The Andrew Lester and Catherine Wells Hamlett Joint Revocable Trust dated April 21, 2008, to Catherine Andrea Houle and Adrian Hamlett-Duerr of record at Instrument No. 20170710-0069030, Register's Office for Davidson County, Tennessee.

This is improved property known as 723 Davidson Road, Nashville, Tennessee 37205.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 14th day of July, 2017.

Adrian Hamlett-Duerr

Derrick C. Duerr, represents that the real property herein described is not and has not been his principal residence and joins in the execution of this instrument to convey any interest, marital or otherwise, that he may have in the subject real property, however, he makes no other warranty or representations of any type, nature or kind.

Derrick C. Duerr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adrian Hamlett-Duerr, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this 14 day of July, 2017.

Notary Public

My Commission Expires: April 2020

ZINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Derrick C. Duerr, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 14 day of July, 2017.

Notary Public

My Commission Expires: April 2020

ZINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY