RETURN TO:
PREPARED BY:
FIRST TITLE & ESCROW CORP.
[illegible] WEST END AVE.
NASHVILLE, TN 37203

BILL GARRETT, Davidson County
Trans:T20170062314 DEEDWARR
Recvd: 07/20/17 14:09 3 pgs
Fees:18.00 Taxes:7936.50
20170720-0073524

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 33818-07-2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $2,145,000.00. Affiant Subscribed and sworn to before me this 19th day of July, 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:	Send Tax Bills To:	Tax Information:
Frank Maxwell Andrews 3612 Brighton Road Nashville, TN 37205	New Owner	Map and Parcel No.: 104 13 0 183 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, Philip Bowie and Carolyn Bowie, husband and wife (collectively, "Grantors"), have this day bargained and sold, and do hereby transfer and convey to Frank Maxwell Andrews, unmarried ("Grantee"), his 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 3612 Brighton Road, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his 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 Grantee, his 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, Grantors have executed this instrument on the 19th day of July, 2017.

Philip Bowie

Carolyn Bowie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Philip Bowie and Carolyn Bowie, 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 19th day of July, 2017.

Notary Public
My Commission Expires:

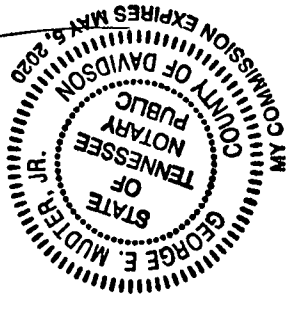


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Re-Subdivision of Lots 3 and 9 of Block "L" in Whitland Realty Company's Subdivision, as of record in Book 1424, page 43, Register's Office for said County.

Said Lot No. 5 fronts 80 feet on the northerly side of Brighton Avenue and runs back 291.2 feet on the easterly line and 280 feet on the westerly line to a dead line, measuring 72 feet thereon.

Being the same property conveyed to Philip Bowie and Carolyn Bowie, husband and wife, by deed dated December 30, 2015 from WTKC, LLC, a Tennessee limited liability company, of record in Instrument No. 20151231-0131679, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017 and future years, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 104 13 0 183 00.
2. All matters appearing on the Plan of record as Book 1424, page 43, Register's Office for Davidson County, Tennessee.