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. 33825-07-2017	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $970,000.00. Affiant Subscribed and sworn to before me this 4th day of August, 2017. Notary Public My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 08/10/17 08:28 4 pgs
Fees:23.00 Taxes:3589.00
20170810-0081777

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brad Prescott, Lauren Prescott 1507 Paris Avenue Nashville, TN 37212	Suntrust Mortgage, Inc. 1001 Semmes Ave, RVW 5093 Richmond, VA 23224	Map and Parcel No.: 117 04 0 275 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, **Aubrey B. Harwell, III, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lauren S Prescott and James Bradley Prescott, wife and husband** ("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 1507 Paris Avenue, Nashville, TN 37212.

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 4th day of August, 2017.

Aubrey B. Harwell, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Aubrey B. Harwell, III 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.

Witness my hand, at office, this 4th day of August, 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. 64 on the Plan of Victoria Place, as of record in Plat Book 332, page 10, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Aubrey B. Harwell, III, unmarried, by deed dated July 20, 2009 from Jody Roberts, unmarried, and John Dabrowiak, married, of record in Instrument No. 20090722-0068898, 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. 117 04 0 275 00.
2. Restrictive covenant for detached structure contained in an instrument of record in Instrument No. 20080507-0047015, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 332, page 10, Register's Office for Davidson County, Tennessee.
4. Easement for storm sewer of record in Book 2096, page 492, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017