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. 33789-07-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,350,000.00. B Manning Affiant Subscribed and sworn to before me this 11th day of August, 2017. Notary Public My Commission Expires:

BROOKE SHOAF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 05/06/2019

WARRANTY DEED

Address New Owner: Robert A Milton, Elizabeth Milton 9 Lynnwood Lane Nashville, TN 37205	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 116 07 0 089 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, **Katie G. Steele and husband, Thomas R. Steele,** who joins in the execution of this instrument for the purpose of conveying any interest he has in the property by virtue of his marriage to Katie G. Steele ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert A Milton and Elizabeth Milton, 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 9 Lynnwood Lane, Nashville, TN 37205.

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.

BILL GARRETT, Davidson County
Trans:T20170070058 DEEDWARR
Recvd: 08/14/17 09:09 3 pgs
Fees:18.00 Taxes:8695.00
20170814-0082830

~~**Prepared By and**~~ **Return To:**
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064-3982

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of August, 2017.

Katie G. Steele

Thomas R. Steele

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katie G. Steele and Thomas R. Steele, 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 11th day of August, 2017.

Notary Public

My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Royal Oaks Subdivision of Lots Nos. 3 through 10, of record in Book 3700, page 1, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Lynnwood Lane at the corner of Lots Nos. 1 and 2; thence with the line between said two lots westerly 194.3 feet to the easterly margin of Dupont Street; thence with the same southerly 226.3 feet to the northerly margin of Second Street; thence with the same easterly 168.4 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northeasterly 39.1 feet to the westerly margin of Lynnwood Lane; thence with the same northerly 199.9 feet to the beginning.

Being the same property conveyed to Katie G. Steele, married, by deed dated August 27, 2014 from John W. Clay, Jr. and wife, Anne C. Clay, of record in Instrument No. 20140827-0078208, 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 07 0 089 00.
2. Belle Meade City taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No.: 116 07 0 089 00.
3. Restrictive covenants contained in an instrument of record in Book 1449, page 111, and Book 3877, page 494, Register's Office for Davidson, County, Tennessee.
4. All matters appearing on the Plan of record as Book 3700, page 1, Register's Office for Davidson County, Tennessee.