File Box 8

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $648,000.00. Affiant Subscribed and sworn to before me this 11th day of August, 2017. Notary Public My Commission Expires:

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 33777-06-2017

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

BILL GARRETT, Davidson County
Trans: T20170070356 DEEDWARR
Recvd: 08/14/17 14:27 3 pgs
Fees: 18.00 Taxes: 2397.60
20170814-0083258

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Chase Davidson, Brittany Davidson 106 Lincoln Court Nashville, TN 37205	New Owner	Map and Parcel No.: 116 13 0 119 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, **Barbara F. Doyle, and husband Raymond Michael Doyle, 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 Barbara F. Doyle** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chase Davidson and wife, Brittany Davidson, as to a two-thirds (2/3) interest in the property, and Keith A. Davidson and wife, Teresa H. Davidson, as to a one-third (1/3) interest in the property, with the fractional interests, as they relate to one another, to be held as tenants in common** ("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 106 Lincoln Court, Nashville, TN 37205.

Barbara F. Doyle and Barbara Fay Doyle are one and the same person.

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 11th day of August, 2017.

Barbara F. Doyle by her attorney in Fact

Barbara F. Doyle a/k/a Barbara Fay Doyle, by George E. Mudter, Jr., her Attorney-in-fact

Raymond Michael Doyle by his attorney in Fact

Raymond Michael Doyle, 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 (or proved to me on the basis of satisfactory evidence), 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 Barbara F. Doyle and Raymond Michael Doyle, and he is authorized by Barbara F. Doyle, a/k/a Barbara Fay Doyle, and Raymond Michael Doyle to execute this instrument on their behalf.

Witness my hand, at office, this 11th day of August, 2017

ASHLEY HART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2018

Ashley Hart
Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Nos. 9 and 10 of Block 1 on the Plan of The Courts of Belle Meade, as of record in Plat Book 547, page 141, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Barbara F. Doyle, married, by deed dated May 21, 2015 from Daniel George McGugin and wife, Jennifer Simmons McGugin, of record in Instrument No. 20150522-0047480, 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 13 0 119 00.
2. All matters appearing on the Plan of record as Book 547, page 141, Register's Office for Davidson County, Tennessee.