THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170712700** BILL GARRETT, Davidson County Trans:T20170070553 DEEDWARR Recvd: 08/15/17 09:44 2 pgs Fees:13.00 Taxes:1850.00 20170815-0083480	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $500,000.00. Grayson N. Woods Affiant Subscribed and sworn to before me, this 11th day of August, 2017. Notary Public My Commission Expires: _____ KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Grayson N. Woods and Fred Russell Brown 101 Cantrell Sq Nashville TN 37215-1067	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-08-0L-101.00 CO

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, **Henry E. Webb III, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Grayson N. Woods and Fred Russell Brown, wife and husband** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Unit No. 101 as shown on the Plan of Cantrell square, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in the Master Deed establishing Cantrell Square, a Condominium, of record in Book 7223, Page 644, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Henry E. Webb, III, a single person by Warranty Deed from John C. Sawyer, and wife, Cheryl S. Sawyer, recorded on the 26th day of October, 1988 in Deed Book 7686, Page 669, in the Register's Office of Davidson County, Tennessee.

Durable Power of Attorney of record in Instrument No. 20170427-0041611, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 547, Page(s) 148.

Charter of The Cantrell Square Owners' Association recorded in Book 7207, Page 446.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or

incorporated by reference into the Master Deed establishing CANTRELL SQUARE of record in Book 7223, Page 644.

This is improved property located at 101 Cantrell Sq Nashville, TN 37215-1067.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 11th day of August, 2017.

Henry E. Webb, III By: Douglas Webb Power, Attorney-in-Fact

Henry E. Webb, III
By: Douglas Webb Power, 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, **Douglas Webb Power,** with whom I am personally acquainted, 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 Henry E. Webb, III,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____