THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170712655** BILL GARRETT, Davidson County Trans:T20170070937 DEEDWARR Recvd: 08/16/17 09:34 2 pgs Fees:13.00 Taxes:4810.00 20170816-0083916	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00 Affiant Subscribed and sworn to before me, this 11th day of August, 2017. Notary Public My Commission Expires: JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 3, 2021

WARRANTY DEED

Address New Owner: John F. Cline and Ansel K. Cline 914 Westview Avenue Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130-11-0-030.00

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, **Catherine White Altenbern, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John F. Cline and Ansel K. Cline, husband and wife**, ("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 Lot(s) 38, as shown on the map entitled Consolidation Plat of Lot 38 & Lot 12, Revised Plat of the New Golf Club Subdivision, of record in Instrument No. 20161021-0111525, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DOUGLAS CARLTON ALTENBERN, JR. and wife, CATHERINE WHITE ALTENBERN, by deed from DOUGLAS C. ALTENBERN and wife, DEE PHILLIPS ALTENBERN, of record in Book 8407, page 576 , dated July 29, 1991 , said Register's Office.

DOUGLAS CARLTON ALTENBERN, JR . conveyed his interest to CATHERINE WHITE ALTENBERN by quitclaim deed of record in Book 11419, page 294, dated March 30, 1999, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 130-11-0-030.00.

Davidson County taxes for 2016, Map-Par. 130-11-0-030.00, $8,442.48, Paid.

City of Belle Meade taxes for 2016, Map-Par 130-11-0-030.00, $482.58, Paid.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20161021-0111525, said Register's Office. Sanitary Sewer Easement of record in Book 5787, page 458 and Book 5787, page 464, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 653, page 112, said Register's Office.

Informational Note: The chain of title reveals the following deeds to grantees, who have owned said premises for the last 24 months, other than the instrument(s) referred to in Schedule A, Item 5 herein:
NONE

This is improved property located at 914 Westview Avenue Nashville TN 37205

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.

Catherine White Altenbern

Douglas Carlton Altenbern, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Catherine White Altenbern and Douglas Carlton Altenbern, Jr. with whom I am personally acquainted, 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

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