| THIS INSTRUMENT PREPARED BY:<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 33721-05-2017** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $2,225,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 18th day of August, 2017.<br><br>Notary Public<br><br>My Commission Expires: |
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GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON COMMISSION EXPIRES MAY 6, 2020

# WARRANTY DEED

| **Address New Owner:**<br>Robert E. Hull, Jody B. Hull<br>4440 Shepard Place<br>Nashville, TN 37205 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>120 06 0 026 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, **Richard M. Miller, Jr. and wife, Claire T. Miller** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert E. Hull and Josephine B. Hull, 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 4440 Shepard Place, 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:T20170072203 DEEDWARR
Recvd: 08/21/17 09:43 3 pgs
Fees:18.00 Taxes:8232.50
20170821-0085482

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027
RETURNED TO:

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 18th day of August, 2017.

Richard M. Miller, Jr.

Claire T. Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard M. Miller, Jr. and Claire T. Miller, 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 18th day of August, 2017.

GEORGE E. MUDDER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots No. 1, 2 and part of Lot No. 3 on the Plat of the re-subdivision of Lots Nos. 9, 10 & 11 of the Subdivision of Lot No. 47 and the strip lying north of same in Belle Meade, as of record in Book 547, page 161, Register's Office for said County, described together as follows:

Beginning at the northeast corner of Belle Meade Boulevard and Sheppard Place; thence with the northerly margin of Sheppard Place, eastwardly 297.6 feet to a point, said point being the common boundary line of Lots 2 & 3; thence with the line between said two lots, N 14 deg. 30 mins. E 104 feet, more or less, to a point where a brick fence intersects with said line; thence easterly along the line of said brick fence, 9 inches to a point; thence northwardly 104 feet, more or less, to the northerly line of said Lot No. 3 at a point 12 feet east of the northeast corner of Lot No. 2; thence westwardly 368 feet to the easterly margin of Belle Meade Boulevard; thence with said Boulevard southwardly 164.6 feet to the beginning.

Being the same property conveyed to Richard M. Miller, Jr. and wife, Claire T. Miller by deed dated February 1, 1991 from Mid-South Bank & Trust Co. of record in Book 8286, page 601, 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. 120 06 0 026 00.
2. Belle Meade City taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No.: 120 06 0 026 00.
3. All matters appearing on the Plan of record as Book 547, page 161, Register's Office for Davidson County, Tennessee.