THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170712586**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me, this 25th day of August, 2017. Notary Public My Commission Expires: _____

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

WARRANTY DEED

Address New Owner: Allen B. Anderson 3907 ABBOTT MARTIN ROAD Nashville, TN 37215-1703	Send Tax Bills To: ~~New Owner~~ CUC SYNOVUS MORTGAGE CORP 2204 LAKESHORE DR, STE 325 BIRMINGHAM, AL 35209	Tax Information: Tax Parcel ID No. 116-11-106.00

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, **Anne M. McCauley, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Allen B. Anderson, an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 96-A on the Plan of Re-Subdivision Parts Royal Oaks, as of record in Plat Book 974, Pages 4 & 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from John C. McCauley to Anne M. McCauley, as recorded on the 30th day of May, 2006 in Instrument No. 20060530-0063027 and Warranty Deed from Robert Burton Harvey and wife, Patsy G. Harvey to John C. McCauley and wife, Anne M. McCauley, as recorded on the 7th day of October, 1999 in Deed Book 11694, Page 574, in the Register's Office of Davidson County, Tennessee.

John C. McCauley joins in the signing of this instrument to convey any marital interest he may have in the subject property.

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.

City of Belle Meade taxes for the year 2017 and thereafter, for tax parcel identification number 116-11-106.00, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RE-SUBDIVISION PARTS ROYAL OAKS, as recorded in Plat Book 974, Page(s) 4.

BILL GARRETT, Davidson County
Trans: T20170074998 DEEDWARR
Recvd: 08/28/17 15:52 2 pgs
Fees: 13.00 Taxes: 2775.00
20170828-0088323

Easement for Water Mains, recorded in Book 613, Page 404 and Book 924, Page 24.

This is improved property located at 3907 ABBOTT MARTIN ROAD Nashville, TN 37215-1703.

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 25th day of August, 2017.

Anne M. McCauley

John C. McCauley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anne M. McCauley and John C. McCauley, 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 25th day of August, 2017.

Notary Public

My Commission Expires: _____

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