THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33858-08-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $330,000.00. Affiant Subscribed and sworn to before me this 28th day of August, 2017. Notary Public My Commission Expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

WARRANTY DEED

Address New Owner: Daniel Seton Parkhurst 1117 McKennie Avenue Nashville, TN 37206	**Send Tax Bills To:** Cardinal Financial Company 3701 Arco Corporate Dr. #200 Charlotte, NC 28273	**Tax Information:** Map and Parcel No.: 083 01 0 284 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, **Cynthia W. Greene**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Seton Parkhurst**, an unmarried man ("Grantee"), his 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 1117 McKennie Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that she 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 herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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:T20170075422 DEEDWARR
Recvd: 08/29/17 15:24 3 pgs
Fees:18.00 Taxes:1221.00
20170829-0088827

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of August, 2017.

Cynthia W. Greene

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cynthia W. Greene, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2017.

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Eastland Baptist Church Subdivision of Blocks B and C of Young Wilhoite's Plan of The Douglas Property, as of record in Plat Book 421, page 155, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Cynthia W. Greene, Unmarried by Warranty Deed dated January 31, 2005 from Michael Ott, Unmarried of record in Instrument Number 20050207-0013617, 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. 083 01 0 284 00.
2. All matters appearing on the Plan of record as Book 421, page 155, Register's Office for Davidson County, Tennessee.