THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 171013888** Bill Garrett Davidson County Batch# 30809 **DEEDWARR** 11/29/2017 09:08:46 AM 2 pgs Fees: $13.00 Taxes: $9,472.00 20171129-0121523	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,560,000.00. Affiant Subscribed and sworn to before me, this 17th day of November, 2017. Notary Public My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William H. Hardie III 4301 FORSYTHE PL Nashville TN 37205-4515	New Owner	Tax Parcel ID No. 13011002800

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, **John H. Dinkins, unmarried and Rosemary M. Dinkins n/k/a Rosemary Goodwin McIlhenny, unmarried**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William H. Hardie, III**, ("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 Lots Nos. 7 and 8 on the Plan of Revised Plan of The New Golf Club Subdivision, as of record in Plat Book 421, Page 185, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to John H. Dinkins and wife, Rosemary M. Dinkins by Warranty Deed from Stephen K. Ball and wife, Melanie C. Ball, recorded on the 25th day of July, 2007 in Instrument No. 20070725-0088261, 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 2018 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2018 and thereafter, for tax parcel identification number 13011002800, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAN OF THE NEW GOLF CLUB SUBDIVISION, as recorded in Plat Book 421, Page(s) 185.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 653, Page 112.

This is improved property located at 4301 FORSYTHE PL Nashville TN 37205-4515

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 17th day of November, 2017.

John H. Dinkins

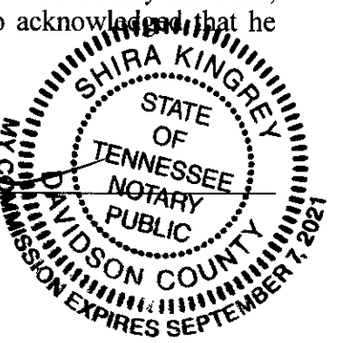
Rosemary M. Dinkins n/k/a Rosemary Goodwin McIlhenny

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John H. Dinkins, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of November, 2017.

Notary Public



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rosemary M. Dinkins n/k/a Rosemary Goodwin McIlhenny, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of November, 2017.

Notary Public

