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. 33937-09-2017** Return to: Rudy Title and Escrow, LLC 2012 21st Avenue South Nashville, TN 37212 FILE #: RUDY-17-410	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,400,000.00. Affiant Subscribed and sworn to before me this 30th day of November, 2017. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Blair Durham, Kelley Durham 410 Wilsonia Avenue Nashville, TN 37205	**Send Tax Bills To:** new owners	**Tax Information:** Map and Parcel No.: 103 13 0 034 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, **Arthur B. Laffer, Jr. and wife, Melissa D. Laffer**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Blair Durham and Kelley Durham, 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 410 Wilsonia Avenue, 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
Batch# 33018 DEEDWARR
12/04/2017 03:15:51 PM 3 pgs
Fees: $18.00 Taxes: $8,880.00

20171204-0123525

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of November, 2017.

Arthur B. Laffer, Jr.

Melissa D. Laffer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Arthur B. Laffer, Jr. and Melissa D. Laffer, 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 30th day of November, 2017.

Notary Public

My Commission Expires:

GEORGE E. MUDD, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Hillwood Estates, Section Three, as of record in Plat Book 1835, page 135, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Arthur B. Laffer, Jr. and wife, Melissa D. Laffer by deed dated April 20, 2010 from Joseph P. Agee, married, of record in Instrument No. 20100422-0030610, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 1835, page 135, Register's Office for Davidson County, Tennessee.
2. Restrictive Covenant for Detached Structure recorded in Instrument No. 20010618-0064369, Register's Office for Davidson County, Tennessee.