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. 34067-01-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $287,500.00. Carolyn Nicole Friskel Affiant Subscribed and sworn to before me this 31st day of January, 2018. Notary Public My Commission Expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Carolyn Friskel 4813 Briarwood Drive Nashville, TN 37211	F&M Bank 10 Cadillac Dr., Ste. 100 Brentwood, TN 37027	Map and Parcel No.: 146 04 0 154 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, **Joseph Goodloe Hinton, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carolyn Nicole Friskel, an unmarried woman** ("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 4813 Briarwood Drive, Nashville, TN 37211.

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# 53633 DEEDWARR
02/01/2018 09:24:31 AM 3 pgs
Fees: $18.00 Taxes: $1,063.75
20180201-0010099

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of January, 2018.

Joseph Goodloe Hinton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 31st day of January, 2018.

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

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Section Two Elysian Meadows Addition, as of record in Plat Book 2663, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Joseph Goodloe Hinton, unmarried by deed dated April 29, 1998 from Andy Graham, Jr. and wife, Catherine C. Graham of record in Book 10911, page 534, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, a lien, which have been prorated and assumed by Grantee. Map and Parcel No. 146 04 0 154 00.
2. All matters appearing on the Plan of record as Book 2663, page 101, Register's Office for Davidson County, Tennessee.