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. 34059-12-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,725,000.00. Affiant Subscribed and sworn to before me this 14th day of February, 2018. Notary Public My Commission Expires:

GEORGE L. MUTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner: Brian A. Courtney Bradley D. Williams 4414 Honeywood Drive Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116 11 0 011 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, **Peyton N. Green, unmarried and Paige Chittom Green, unmarried**, who joins in the execution of this instrument for the purpose of conveying any interest she has in the property ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bradley Williams, a married man and Brian Courtney, a married man** ("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 4414 Honeywood Drive, 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# 59135 **DEEDWARR**
02/14/2018 03:09:11 PM 3 pgs
Fees: $18.00 Taxes: $6,382.50

20180214-0014672

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of February, 2018.

Peyton N. Green

Paige Chittom Green

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Peyton N. Green and Paige Chittom Green, 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 14th day of February, 2018.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southeast part of Lot No. 6 and the northwest part of Lot No. 7, of Block "B" on the unrecorded plan of the Malone Property (known as Honeywood Subdivision) in the Seventh, formerly Eleventh, Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning on the north margin of Honeywood Avenue, as shown on said Plan, at a point 150 feet northwest from the corner of Lots No. 7 and 8; thence, with the north margin of said Avenue, northwest 150 feet; thence North 34 degrees 30' East 326 feet to the northeast line of said Lot No. 6 in the line of Lot No. 12; thence, with the line of Lots No. 12 and 11, South 32 1/2 degrees East 162.875 feet to a point, 162.875 feet North 32 1/2 degrees West from the northeast corner of Lot No. 7; thence South 35 degrees West to the point of beginning. Following the northern margin of Honeywood Avenue, the southeast corner of this property is 801 feet East of the intersection of Honeywood Avenue and Belle Meade Boulevard.

Being the same property conveyed to Peyton N. Green, married by deed dated March 4, 2004 from Jonathan Allen Shayne, Trustee U/W Herbert M. Shayne, deceased of record in Instrument No. 20040308-0025987, Register's Office for Davidson County, Tennessee. Peyton N. Green having since divorced by Final Decree of Divorce filed in Docket No. 16D784, Third Circuit Court for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 116 11 0 011 00.
2. Belle Meade City taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No.: 116 11 0 011 00.
3. No insurance is afforded as to the exact amount of acreage contained in the property described herein.