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. 34077-01-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $888,000.00. Affiant Subscribed and sworn to before me this 1st day of March, 2018. Notary Public My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Grayson Noel Woods Fred Russell Brown 115 Middleton Circle Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 157 08 0 A 047 00CO

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, **G.E. Thornton and G. Edgar Thornton, Trustee of the Joanne C. Thornton QTIP Marital Trust u/a dated November 19, 2009** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Grayson Noel Woods and Fred Russell Brown, wife and husband** ("Grantee"), their 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 115 Middleton Circle, Nashville, TN 37215.

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# 64921 DEEDWARR
03/05/2018 09:09:41 AM 3 pgs
Fees: $18.00 Taxes: $3,285.60

20180305-0020250

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of March, 2018.

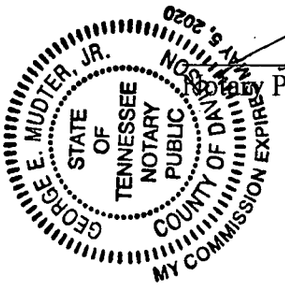
G.E. Thornton

G. Edgar Thornton, Trustee of the Joanne C. Thornton Revocable Trust u/a dated November 19, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, G.E. Thornton, individually and G. Edgar Thornton, as Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2018.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of 3rd Revision Middleton, as of record in Plat Book 6900, page 900, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to G.E. Thornton and Joanne C. Thornton as equal tenants in common by Quitclaim Deed dated October 16, 2003 from Michael D. Sontag of record in Instrument No. 20031120-0169486, Register's Office for Davidson County, Tennessee. Joanne C. Thornton died on December 21, 2014 leaving a Last Will and Testament filed for probate in Docket No. 15P169, Probate Court for Davidson County, Tennessee. In accordance with the terms of the Will, Joanne C. Thornton directed that the Executor administer and distribute the real property as part of her probate estate. Letters Testamentary were issued to G. Edgar Thornton. By Executor's Quitclaim Deed dated August 13, 2015, of record in Instrument No. 20150813-0081278, Register's Office for Davidson County, Tennessee, G. Edgar Thornton, as Executor for the Estate of Joanne C. Thornton conveyed her interest in subject property to G. Edgar Thornton, as Successor Trustee of the Joanne C. Thornton Revocable Trust, dated November 21, 2002 as amended and restated on November 19, 2009. By Trustee's Quitclaim Deed dated August 13, 2015 of record in Instrument No. 20150814-0081534, Register's Office for Davidson County, Tennessee, G. Edgar Thornton, as Trustee of the Joanne C. Thornton Revocable Trust dated November 21, 2002 as amended and restated on November 19, 2009, conveyed it's interest in subject property to G. Edgar Thornton, as Trustee of the Joanne C. Thornton QTIP Marital Trust.

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. 157 08 0 A 047 00CO.
2. Third Amended Declaration of Protective Covenants, Conditions and Restrictions for Middleton of record in Book 10714, page 744, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 6900, page 900, Register's Office for Davidson County, Tennessee.
4. Storm water detention agreement of record in Book 6505, page 881, Register's Office for Davidson County, Tennessee.