Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Meghan Ashley Huffstutter and Alex Harlan Huffstutter 3707 Richland Avenue Nashville, TN 37205	**104-09-0-120.00**	**Meghan Ashley Huffstutter and Alex Harlan Huffstutter 3707 Richland Avenue Nashville, TN 37205**

This instrument prepared by: BRADLEY ARANT BOULT CUMMINGS LLP (JLM)
1600 Division Street, Suite 700, Nashville, Tennessee 37203

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **DAVID OWSLEY, a married person, and RACHEL OWSLEY, an unmarried person.** (collectively the "***Grantors***"), have bargained and sold, and by these presents do transfer and convey to **MEGHAN ASHLEY HUFFSTUTTER and husband, ALEX HARLAN HUFFSTUTTER** (collectively the "***Grantees***"), Grantees' heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in EXHIBIT A, which is attached hereto and incorporated herein by this reference (the "***Property***").

This is improved property known as 3707 Richland Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantors covenant with the Grantees that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth herein as shown in EXHIBIT B attached hereto.

Bill Garrett Davidson County
Batch# 87560 DEEDWARR
05/02/2018 02:49:56 PM 6 pgs
Fees: $33.00 Taxes: $2,016.50

20180502-0041882

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $545,000.00.

Affiant

Subscribed and sworn to before me this 30 day of April, 2018.

Notary Public
My Commission Expires: 1/20/19

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

7/4136653.1

Grantors further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons.

This deed may be executed in multiple counterparts, each of which when completed shall be deemed to be an original, and all such counterparts when combined shall constitute one instrument.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the undersigned has executed this General Warranty Deed this 27th day of April, 2018.

DAVID OWSLEY

STATE OF ALABAMA
COUNTY OF Jefferson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared DAVID OWSLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the he executed the within instrument for the purposes there in contained.

WITNESS my hand and seal at office in Gardendale, Alabama, this the 27th day of April, 2018.

Notary Public

My Commission Expires:
06/18/2019

DANIEL FRANCIS BLAZICH
My Commission Expires
NOTARY PUBLIC
06/18/2019
ALABAMA STATE AT LARGE

IN WITNESS WHEREOF, the undersigned has executed this General Warranty Deed this 27th day of April, 2018.

RACHEL OWSLEY

STATE OF California

COUNTY OF Alameda

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared RACHEL OWSLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the She executed the within instrument for the purposes there in contained.

WITNESS my hand and seal at office in Oakland, California, this the 27 day of April, 2018.

Notary Public

My Commission Expires:

July 8, 2021

JEAN H. KIM
Notary Public - California
Alameda County
Commission # 2200973
My Comm. Expires Jul 8, 2021

EXHIBIT A

(Legal Description)

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 30, Block 7, in Division "A" of the Plan of Richland Realty Company's Subdivision, of record in Book 161, page 151, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Richland Avenue, 200 feet West of Craighead Street, thence southerly at right angles to Richland Avenue, 200 feet to a point; thence westerly at right angles 50 feet to a point; thence northerly at right angles 200 feet to the southerly margin of Richland Avenue; thence easterly at right angles along the southerly margin of Richland avenue, 50 feet to the point of beginning.

Being the same property conveyed to Cornelius B. Seigenthaler and wife, Margaret Seigenthaler, by warranty deed from Mina Curry Delbridge, dated August 5, 1970, recorded August 17, 1970, in Book 4439, page 189, Register's Office for Davidson County, Tennessee. The said Cornelius B. Seigenthaler died on or about September 16, 1995, leaving Margaret Seigenthaler as surviving tenant by the entirety. Margaret Seigenthaler died on/about January 15, 2018, leaving David Owsley and Rachel Owsley as her sole heirs at law, as further evidenced in the Affidavit of Heirship of record in Instrument No. 20180502-0041861, Register's Office for Davidson County, Tennessee. .

NOTE: **The property described above is not now, nor has it ever been the principal residence of the Grantors.**

EXHIBIT B

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for 2018, prorated at closing and assumed by the Grantee.

2. Matters shown on the plat of record in Plat Book 161, page 151, Register's Office for Davidson County, Tennessee.