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. 34417-08-2018** Prepared by: Record and Return to: ~~Chapman and Rosenthal Title, Inc~~ 2002 Richard Jones Rd., Ste 203-A Nashville, TN 37215	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $640,000.00. Affiant Subscribed and sworn to before me this 28th day of August, 2018. Notary Public My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Stephen Michael Logan, Mary Young Logan 33 Foxhall Close Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 117 09 0 A 033 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, **Karen C. Ahern and husband, Lawrence R. Ahern, III** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen Michael Logan and Mary Young Logan, husband and wife** ("Grantee"), their 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 33 Foxhall Close, 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.

Karen Y Johnson Davidson County
Batch# 137090 **DEEDWARR**
09/05/2018 09:17:28 AM 3 pgs
Fees: $18.00 Taxes: $2,368.00

20180905-0087603

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of August, 2018.

Karen C. Ahern

Karen C. Ahern

Lawrence R. Ahern, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karen C. Ahern and Lawrence R. Ahern, III, 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 28th day of August, 2018.

GERALD G. PATTERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 12, 2021

Notary Public

My Commission Expires:

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Foxhall Close, as of record in Plat Book 4860, Page 46, amended in Book 5005, Page 136, and Book 5380, Page 122, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Karen C. Ahern and husband, Lawrence R. Ahern III by Warranty Deed dated May 10, 2004 from David Spencer Elrod and wife, Patricia Ladd Elrod as Instrument Number 20040513-0056231, Register's Office 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. 117 09 0 A 033 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Foxhall Close of record in Book 4954, page 586, amended in Book 5832, page 378, Book 5875, page 873, Instrument No. 20150226-0016797, and Instrument No. 20171228-0132013, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6897, page 51, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of of record in Plat Book 4860, page 46, amended in Book 5005, page 136, Register's Office for Davidson County, Tennessee.
5. Easement of record in Book 3401, page 545, Register's Office for Davidson County, Tennessee.
6. Easement of record in Book 4844, page 826, Register's Office for Davidson County, Tennessee.
7. Easement of record in Book 3947, page 20, Register's Office for Davidson County, Tennessee.