THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P18-25318	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,000,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF NOVEMBER, 2018. Notary Public MY COMMISSION EXPIRES: 1-6-20 (AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 160402 DEEDWARR
11/15/2018 11:55:29 AM 2 pgs
Fees: $13.00 Taxes: $3,700.00

20181115-0112586

JAMES A. WAGUESPACK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard B. French	OWNER	MAP
3713 West End Ave		PARCEL 130-07-0-020.00
Nashville TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Shannon B. Terry and Falon Terry, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard B. French**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract No. I: 130-07-0-020.00 -Fee Simple Interest

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat, Revision Plat of Lot 3 Dortch & Wilmerding and parts of Lots 196 &197 MA of Royal Oaks Land Company's Plan of Lots of record in Plat at Instrument No. 20180322-0027170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shannon B. Terry and Falon Terry, husband and wife by Warranty deed from William L. Brooks and wife, Margaret Brooks of record in Instrument No. 20180228-0018708 Register's Office for Davidson County, Tennessee, dated February 12, 2018 and recorded on February 28, 2018.

Grantor further transfers, assigns and conveys the leasehold in the following description
Tract No. II: 130-07-0-142.00 -Leasehold Interest

Land in Davidson County, Tennessee, being described as the "Crossed Hatched Area" Representing the Lease Area on the Plan of Final Plat, Revision Plat of Lot 3 Dortch & Wilmerding and parts of Lots 196 &197 MA of Royal Oaks Land Company's Plan of Lots of record in Plat at Instrument No. 20180322-0027170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Frank W. Hunger by deed of record in Instrument No. 200506300075674, Register' s Office for Davidson County, Tennessee.

Further being the same property leased to William L. Brooks and wife, Margaret D. Brooks as evidenced by Lease of record in Book 6055, page 314, Register's Office for Davidson County, Tennessee. Said lease having been further conveyed to the Grantor herein by Warranty Deed in Instrument No. 20180228-0018708.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **4406 Harding Place, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand( ) this the 9th day of November, 2018.

Shannon B. Terry

Falon Terry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shannon B. Terry** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 9th day of November, 2018.

My Commission expires: 6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Falon Terry** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 9th day of November, 2018.

My Commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public