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. 35331-02-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,425,000.00. Affiant Subscribed and sworn to before me this 12th day of March, 2020. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Justin Prince, Brooke Prince 1317 Chickering Road Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 144 05 0 006 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, **Toby S. Wilt, Jr. and Betsy Wilt, husband and wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin Chapman Prince and Rachel Brooke Prince, 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 1317 Chickering Road, 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 Johnson Davidson County
Batch# 370532 DEEDWARR
03/10/2020 02:58:04 PM 3 pgs
Fees: $18.00 Taxes: $8,972.50

20200310-0026942

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-SB-ZS-20-1317

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of March, 2020.

Toby S. Wilt, Jr.

Betsy Wilt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Toby S. Wilt, Jr. and Betsy Wilt, 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 12th day of March, 2020.

Notary Public

My Commission Expires:

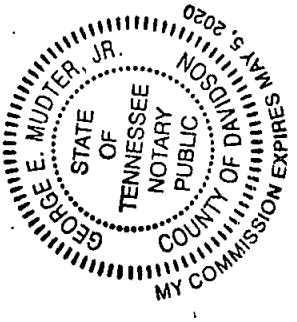


EXHIBIT "A"

Two Tracts of Land located in Davidson County, Tennessee, and more particularly described as follows:

TRACT NO. 1:

Being the north part of Lot No. 6 on the unrecorded plan of Edwin Warner's Subdivision of part of the 75-acre tract in Belle Meade, described according to a copy of a survey made by W.B. Southgate, Surveyor, in August 1935.

Beginning at a point in the westerly line of Belle Meade Pike, the northeast corner of part of Lot No. 6 conveyed to H. Frank Burkholder and wife, by deed from Emily Warner Dean and husband, of record in Book 996, page 289, Register's Office for said County, said point being 56 feet north of the common corner of Lots Nos. 6 and 7 on said plan: thence with Burkholder's northerly line north 71 degrees west 357.6 feet to a point 50 feet north of the common corner of Lots Nos. 6 and 7; thence with the west line of Lot No. 6 northerly 250 feet to the common corner of Lots Nos. 5 and 6; thence with the line between said lots South 71 degrees east 388 feet to the westerly margin of Belle Meade Pike; thence wsith the margin of the same southerly 294 feet to the point of beginning.

TRACT NO. 2:

A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, described according to a survey made by Z.J. Wilkinson, Surveyor, December 30, 1950, as follows:

Beginning at the northwest corner of the property conveyed to Sam M. Fleming, Jr. and wife, by deed from Emily Warner Dean and husband, of record in Book 1086, page 249, Register's Office for said County; thence North 72 degrees west 395.5 feet; thence South 22 degrees West 202 feet to the northwest corner of a 2.88 acre tract; thence with the northerly line of said tract south 64-1/2 degrees East 419 feet to the northeast corner of said 2.88 acre tract; thence northwardly 250 feet to the beginning, containing 2.26 acres, more or less.

Being the same property conveyed to Toby S. Wilt, Jr. and Betsy Wilt, husband and wife by deed dated May 12, 2014 from Waltraut Mizell, married, of record in Instrument No. 20140514-0041487, Register's Office for Davidson County, Tennessee. Betsy Wilt being one and the same as Catherine E. Wilt.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 144 05 0 006 00.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7865, page 3, Register's Office for Davidson County, Tennessee.