BOX #14A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100006664 DEEDWARR
Recvd: 02/03/10 09:03 2 pgs
Fees:13.00 Taxes:333.00
20100203-0008460

State of Tennessee)
County of Davidson)

G#22365-2

The actual consideration or value, whichever is greater, for this transfer is **$90,000.00.**

Affiant

Subscribed and sworn to before me, this the 2nd day of February, 2010.

Notary Public

My commission expires: 3/7/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Eric D. Settle and Brittain Settle	**WR Starkey Mortgage, L.L.P.**	**Map 142-06-0-C Parcel 059.00co**
1004 Battlefield Drive	**5055 W. Park Blvd, Suite 300**	
Nashville, TN 37221	**Plano, TX 75093**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Paul Dewitt Settle, Jr., a married man, and Marshall McKeel Settle, a married man, as the sole Heirs-At-Law of Sara M. Settle a/k/a Sara McKeel Settle

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric D. Settle and wife, Brittain Settle

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:

BEING Unit No. 2-A on the Site Plan of Doral Country Villa, Section 6, Condominium Apartments in Davidson County, Tennessee, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of Doral Country Villas, Section 1, Condominiums, of record in Book 5011, Page 395, and made applicable to Section 6 in Book 5260, Page 767, and re-recorded in Book 5260, Page 817, and amended in Book 5260, Page 769, and in Instrument No. 20070504-0053687, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5011, Page 429, and amended in Instrument No. 20070523-0061626, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Doral Country Villa Condominiums, Section 6, for placement of Units, of record in Book 5200, Page 32, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Paul D. Settle and wife, Sara M. Settle, by Warranty Deed dated September 18, 1992, from Libby S. Buchman, unmarried, of record in Book 8741, Page 929, Register's Office for Davidson County, Tennessee. The said parties having died. The said Paul D. Settle predeceased Sara M. Settle. The said Sara M. Settle having died intestate on April 12, 2009. Paul Dewitt Settle, Jr., and Marshall McKeel Settle were determined to be the sole heirs-at-law by Petition for Letters of Administration and Order of Intestate Administration, Probate No. 09P-759, in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division).

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.

THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Doral Country Villa Condominiums, of record aforementioned; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is improved (_X_) unimproved (____) property, known as: **793 Bellevue Road, Nashville, TN 37221**.

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 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 my/our hand(s) this **2nd** day of **February, 2010.**

Paul Dewitt Settle, Jr., Heir-At-Law of Sara M. Settle a/k/a Sara McKeel Settle

Marshall McKeel Settle, Heir-At-Law of Sara M. Settle a/k/a Sara McKeel Settle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Paul Dewitt Settle, Jr., a married man, and Marshall McKeel Settle, a married man, as the sole Heirs-At-Law of Sara M. Settle a/k/a Sara McKeel Settle,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **2nd** day of **February, 2010.**

Notary Public

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 3/7/2011