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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1616 Westgate Circle, Ste 202**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 10020096** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $283,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 17th day of February, 2010.<br><br>Notary Public<br>My Commission Expires: My Commission Expires April 17, 2010 |

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

## WARRANTY DEED

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| Address New Owner:<br>Thomas Giles<br>1335 Wexford Downs Lane<br>Nashville TN 37211 | Send Tax Bills To:<br>Thomas Giles<br>P.O. Box 158535<br>Nashville, TN 37215 | Tax Information:<br>Tax Parcel ID No.<br>172140B23300CO |

**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, **Herbert W. Gray III and Robin Gray, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Giles, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 162, SUBDIVISION PLAT OF PHASE 2, SECTION 2, WINFIELD PARK, a Cluster Lot Development, as shown on plat of record in Instrument No. 20030422-0052787, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Herbert W. Gray, III and wife, Robin Gray by Limited Liability Warranty Deed from Sirva Relocation, LLC, a Limited Liability Company, recorded on the 13th day of February, 2006 in Instrument No. 20060213-0017475, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION PLAT OF PHASE 2, SECTION 2, WINFIELD PARK, as recorded in Instrument No. 20030422-0052787 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Declaration of Covenants, Conditions and Restrictions recorded in Book 11113, Page 691 and Instrument No. 20001211-0122000, re-recorded at Instrument No. 20020520-0061426, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

BILL GARRETT, Davidson County
Trans:T20100009813 DEEDWARR
Recvd: 02/18/10 14:31 2 pgs
Fees:13.00 Taxes:1047.10
20100218-0012511

Terms and provisions of by-Laws of Winfield Park Homeowners Association, Inc. recorded in Book 11113, Page 717.

Quit Claim Deed for Open Space Areas recorded at Instrument No. 20050414-0041760.

Deed of Easement for Ingress and Egress and Cross Use Agreement recorded in Book 5552, Page 857.

Easement Agreement recorded in Book 11124, Page 852.

This is improved property located at 1335 Wexford Downs Lane Nashville TN 37211

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 15th day of February, 2010.

Herbert W. Gray III

Robin Gray

STATE OF FL )
COUNTY OF DUVAL )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Herbert W. Gray III and Robin Gray, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of February, 2010.

My Commission Expires:

JEAN M. MONROE
Comm# DD0721255
Expires 12/18/2011
Florida Notary Assn., Inc

Jean M. Monroe
Notary Public