THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20100033178 DEEDWARR
Recvd: 06/02/10 10:20 2 pgs
Fees:13.00 Taxes:814.00
20100602-0042306

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***220,000.00.

Affiant

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me this 28 day of May, 2010.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER

Zachary Davis
3415 Springbrook Drive
Nashville, Tennessee 37204

SEND TAX BILLS TO

SA Mortgage Services, LLC
dba Birchfield Home Mortgage
1620 Gateway Boulevard
Suite 101
Murfreesboro, Tennessee 37129

MAP & PARCEL NOS.

MAP 118-10-0
PARCEL 068.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Thousand and 00/100 Dollars ($***220,000.00) cash in hand paid, the receipt of which is hereby acknowledged, I, Chris E. Lambos, Jr., unmarried, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Zachary D. Davis, unmarried, and Amanda Muterspaugh, unmarried, as Joint Tenants with Right of Survivorship, (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 Lot No. 7 on the Plan of Pleasant Valley Subdivision of record in Book 1424, page 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Chris E. Lambos, Jr. by Warranty Deed dated October 5, 2009, from Vincent Leo Long, Jr. and wife, Carolyn A. Long, of record as Instrument No. 20091006-0092730 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 3415 Springbrook Drive, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Pleasant Valley Subdivision of record in Book 1424, page 63, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

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

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 28 day of May, 2010.

Chris E. Lambos, Jr.

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 Chris E. Lambos, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28 day of May, 2010.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY