THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10070693**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $197,000.00. Theresa K. Bradley Affiant Subscribed and sworn to before me, this 30th day of August, 2010. Notary Public My Commission Expires: 7-5-11

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 5, 2011

LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20100054185 DEEDWARR
Recvd: 08/31/10 09:32 2 pgs
Fees:13.00 Taxes:728.90
20100831-0068957

WARRANTY DEED

Address New Owner: Scott R. Brewer 673 Harpeth Trace Drive Nashville TN 37221	Send Tax Bills To: ~~New Owner~~ Suntrust Mgt. PO Box 79041 Baltimore, MD 21279	Tax Parcel ID No. 143020C04000CO

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, **Rebecca A. Schwartz Valiquette and husband, Matthew W. Valiquette** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott R. Brewer and Allison N. Mayer,** ("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 Unit 40, HARPETH KNOLL Planned Unit Development, as shown on plat of record in Plat Book 5200, Page 764, 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 Rebecca A. Schwartz by Warranty Deed from Anne P. Nabors, unmarried, recorded on the 21st day of January, 2005 in Instrument No. 20050121-0008042, in the Register's Office of Davidson County, Tennessee. Rebecca A. Schwartz having since married and now being known as Rebecca A. Schwartz Valiquette.

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; Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARPETH KNOLL, as recorded in Plat Book 5200, Page(s) 764; Covenants, Conditions and Restrictions recorded in Book 6280, Page 478, amended at Instrument No. 20070405-0041277; Terms and provisions of by-Laws of Harpeth Knoll Homeowners' Association recorded in Book 6280, Page 486; Charter of Harpeth Knoll Homeowners' Association recorded in Book 6272, Page 636, amended in Book 8176, Page 699; Warranty Deed for Common Area recorded in Book 6353, Page 228.

This is improved property located at 673 Harpeth Trace Drive Nashville TN 37221

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 30th day of August, 2010.

Rebecca A. Schwartz Valiquette

Matthew W. Valiquette

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rebecca A. Schwartz Valiquette and Matthew W. Valiquette, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2010.

Notary Public
My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County