THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10101531** BILL GARRETT, Davidson County Trans:T20100074643 DEEDWARR Recvd: 11/24/10 13:08 2 pgs Fees:13.00 Taxes:2086.80 20101124-0094286	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $564,000.00. Affiant Subscribed and sworn to before me, this 23rd day of November, 2010. Notary Public My Commission Expires: 2/24/13

WARRANTY DEED

Address New Owner: Mark A. McKamey and Kevin Vaughn 5125 Boxcroft Place Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11613014000

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, **Anthony A. Rose, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark A. McKamey and Kevin Vaughn.**, ("Grantees"), their 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 7, PLAN OF BOXCROFT, as shown on plat of record in Plat Book 4860, Page 28, 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 by Warranty Deed from Frances D. Murphee, a widow to Claiborne K. McLemore, III, Trustee as recorded on the 10th day of October, 1991 in Book 8461, Page 778 and Quitclaim Deed from Claiborne K. McLemore, III, Trustee to Anthony A. Rose as recorded on the 29th day of October, 1991 in Book 8473, Page 413, 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 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF BOXCROFT, as recorded in Plat Book 4860, Page(s) 28, 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).

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4932, Page 76, as amended in Book 4956, Page 648 and Book 5430, Page 263 , 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).

Terms and provisions of by-Laws recorded in Book 5365, Page 7.

This is improved property located at 5125 Boxcroft Place Nashville TN 37205.

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 23rd day of November, 2010.

Anthony A. Rose, Jr.

Anthony A. Rose

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anthony A. Rose, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of November, 2010.

Notary Public

My Commission Expires: 9/9/14

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014