THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10111623** RETURN TO: PREMIER ESCROW, LLC 4301 HILLSBORO ROAD, STE 300 NASHVILLE, TN 37215 BOX 10-A	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $230,000.00 Affiant Subscribed and sworn to before me, this 10th day of December, 2010. Notary Public My Commission Expires: 5/20/14 KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 20, 2014

WARRANTY DEED

Address New Owner: Elizabeth Heather Lose and John M. Reed 3819 Moss Rose Dr Nashville TN 37216	Send Tax Bills To: SunTrust Mortgage, Inc. 401 Commerce Street, Ste 6100 Nashville, TN 37219	Tax Information: Tax Parcel ID No. 07306000200

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, **Geoffrey W. Newhall, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John M. Reed and Elizabeth Heather Lose, Tenants in Common With Rights of Survivorship,** ("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 No. 2 on the Plan of Riverwood Terrace, 2nd Addition, of record in Book 2083, Page 39, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed by Warranty Deed from Robert T. Sticht, a single man to Geoffrey W. Newhall, a married man as recorded on the 10th day of November, 2009 in Instrument No. 20091110-0103922 and Warranty Deed from George H. Whitaker and wife, Ann E. Whitaker to Robert T. Sticht and wife, Alice V. Sticht as recorded on the 25th day of May, 1964 in Deed Book 3764, Page 459, 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 RIVERWOOD TERRACE, 2ND ADDITION, as recorded in Plat Book 2083, Page(s) 39.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4045, Page 178.

This is improved property located at 3819 Moss Rose Dr Nashville TN 37216

Grantor warrants that he has never lived in this property as a married person and that the said property is not subject to any marital rights therein.

BILL GARRETT, Davidson County
Trans:T20100078282 DEEDWARR
Recvd: 12/13/10 11:07 2 pgs
Fees:13.00 Taxes:851.00
20101213-0098981

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 10th day of December, 2010.

Geoffrey W. Newhall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Geoffrey W. Newhall, 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 10th day of December, 2010.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014