THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10121736** BILL GARRETT, Davidson County Trans:T20100080746 DEEDWARR Recvd: 12/23/10 08:26 2 pgs Fees:13.00 Taxes:2257.00 20101223-0101993	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $610,000.00 Affiant Subscribed and sworn to before me, this21st day of December, 2010. Notary Public My Commission Expires: 3-17-2014 GAIL P. LUTTRELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Elliott Kyle and Christine Kyle 1125 Nichol Ln Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13009009800

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, **Robin Lyles Henderson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elliott Kyle and wife, Christine Kyle** ("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 24, BLOCK 5, THE HIGHLANDS OF BELLE MEADE, as shown on plat of record in Plat Book 547, Page 180, 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 Quitclaim Deed from Kristin Mitchell Henderson Viars to Robin Lyles Henderson as recorded on the 7th day of June, 2010 in Instrument No. 20100607-0044129 and Warranty Deed from David D. Thombs and wife, JoAnn B. Thombs to Robin L. Henderson and Kristin Henderson, husband and wife as recorded on the 5th day of March, 2007 in Instrument No. 20070305-0026365, 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 BLOCK 5, THE HIGHLANDS OF BELLE MEADE, as recorded in Plat Book 547, Page(s) 180, 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).

Easement recorded in Book 6273, Page 703 and Book 6288, Page 684.

Agreement recorded in Book 722, Page 547 and Book 928, Page 621.

This is improved property located at 1125 Nichol Ln 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 21st day of December, 2010.

Robin Lyles Henderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robin Lyles Henderson, 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 21st day of December, 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