RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 11010048

BILL GARRETT, Davidson County
Trans:T20110005736 DEEDWARR
Recvd: 01/28/11 13:01 2 pgs
Fees:13.00 Taxes:2009.10
20110128-0007889

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $543,000.00.

Affiant

Subscribed and sworn to before me, this 24th of January 2011.

Notary Public
My Commission Expires: 12-2-14

JENNY AVERHOFF STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Sarkis Chobanian 2010-103 Overhill Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 131-2W-3.00 CO

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, **Larry Kell Holland and Maria A. Holland, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Sarkis Chobanian and Juliet Johnston Chobanian,** ("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 3 of Lot 2, "Whitney Park" Lots 1 & 2, First Revision of Lot 1, Resubdivision of Lots 18-20 in Block 5, Overton Hills, as shown on plat of record in Instrument No. 20100405-0025311 (Certificate of Registered Land Surveyor Correction of Plat recorded at Instrument No. 20100819-0065494), in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being part of the same property conveyed to Larry Kell Holland and wife, Maria A. Holland by Warranty Deed from Keith D. Heidenreich and wife, Page L. Heidenreich, recorded on the 19th day of April, 2006 in Instrument No. 20060419-0044683, 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 FIRST REVISION OF LOT 1, RESUBDIVISION OF LOTS 18, 19 & 20 IN BLOCK 5, OVERTON HILLS, as recorded in Instrument No. 20020513-0058573, Plat Book 8250, Page 560 and Plat Book 843, Page 66.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 981, Page 202 and Instrument No. 20070427-0050246, supplemented at Instrument Nos. 20080926-0097842 and 20100405-0025311 and Certificate of Registered Land Surveyor Correction of Plat recorded at Instrument No. 20100819-0065494.

Easement recorded in Book 11243, Page 520.

This is improved property located at 2010-103 Overhill Drive Nashville TN 37215

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 January 24, 2011.

Larry Kell Holland by Maria A. Holland attorney in fact

Larry Kell Holland
By Maria A. Holland, Attorney in Fact

Maria A. Holland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Maria A. Holland, 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 January 24, 2011.

Kate Rosenthal
Notary Public

My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maria A. Holland, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact for Larry Kell Holland, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 24th day of January, 2011.

Kate Rosenthal
Notary Public

My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014