THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11020124**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $399,900.00. Affiant Subscribed and sworn to before me, this 14th day of March, 2011. Notary Public My Commission Expires: May 8, 2012

BOX 50-B RETURN TO:
PREPARED BY: ... C & ESCROW CORP.
BILL GARRETT, Davidson County
Trans:T20110015543 DEEDWARR
Recvd: 03/16/11 10:06 2 pgs
Fees:13.00 Taxes:1479.63
20110316-0020630

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner: Rolland E. Luplow, II Andrea Luplow 928 Caruthers Avenue Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105130H00100CO

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, **Albert Wilson Sisk Jr., a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rolland E. Luplow, II and wife, Andrea Luplow**, ("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 No. 928, as depicted on the plat set forth in the First Amendment to the Declaration of Covenants, Conditions and Restrictions for 926 Caruthers Avenue, of record in Instrument No. 20091130-0109498, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Albert Wilson Sisk Jr., a single man by Warranty Deed from Richard S. Potts, a single man, and Richard F. Potts, a married man, recorded on the 16th day of December, 2009 in Instrument No. 20091216-0114364, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below:

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20090415-0034206 as corrected by affidavit recorded at Instrument No. 20091113-0104816 and as amended at Instrument No. 20091130-0109498.

Restrictions for Detached Structure as set forth in instrument recorded in Instrument No. 20091230-0118652.

This is improved property located at 928 Caruthers Avenue Nashville TN 37204

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 14th day of March, 2011.

Albert Wilson Sisk Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Albert Wilson Sisk Jr., 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 14th day of March, 2011.

Notary Public
My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013