THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11050510** WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $435,000.00. Affiant Subscribed and sworn to before me, this1st day of July, 2011. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20110040136 DEEDWARR
Recvd: 07/05/11 13:57 2 pgs
Fees:13.00 Taxes:1609.50
20110705-0051284

WARRANTY DEED

Address New Owner: Colin Willis and Hazel Thornton 405 Charlesgate Court Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No.

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, **William B. Crenshaw and Courtney Crenshaw Kapp, Trustees of the Jo Ann Bryant Crenshaw Trust, established by the Trust agreement of Jo Ann Bryant Crenshaw dated August 30, 2006** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Colin Willis and wife, Hazel Thornton** ("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 19, PLAN OF BURLINGTON SUBDIVISION, a Planned Unit Development, as shown on plat of record in Plat Book 5200, Pages 403-406, 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 Creason Clayton Construction Company, Inc. and Four-O-One Financial Corporation, a joint venture to Dr. William B. Crenshaw and wife, Joann B. Crenshaw as recorded on the 12th day of April, 1982 in Deed Book 5871, Page 931; Quitclaim Deed from Dr. William B. Crenshaw to Jo Ann B. Crenshaw as recorded on the 10th day of December, 1992 in Deed Book 8810, Page 852 and Warranty Deed from Jo Ann B. Crenshaw to William B. Crenshaw and Courtney Crenshaw Kapp, Trustee of The Jo Ann Bryant Crenshaw Trust, established by the Trust Agreement of Jo Ann Bryant Crenshaw dated August 30, 2006 as recorded on the 7th day of May, 2007 in Instrument No. 20070507-0054326, 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 BURLINGTON SUBDIVISION, as recorded in Plat Book 5200, Page(s) 403-406, 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 Declaration of Covenants, Conditions and Restrictions recorded in Book 5863, Page 796, amended in Book 6046, Page 134 , 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 of Burlington Cooperative Corporation recorded in Book 5863, Page 796 (Exhibit "B").

Charter of Burlington Homeowners Association, Inc. recorded in Book 6018, Page 349.

Easement for Sanitary Sewers, recorded in Book 3401, Page 545.

This is improved property located at 405 Charlesgate Court 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 1st day of July, 2011.

William B. Crenshaw

William B. Crenshaw, Trustee of the Jo Ann Bryant Crenshaw Trust, established by the Trust Agreement of Jo Ann Bryant Crenshaw dated August 30, 2006

STATE OF ~~TENNESSEE~~ WASHINGTON
COUNTY OF ~~DAVIDSON~~ KING

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William B. Crenshaw, Trustee,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Jo Ann Bryant Crenshaw Trust, established by the Trust Agreement of Jo Ann Bryant Crenshaw dated August 30, 2006,** 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 29 day of June, 2011.

Shannon M. Craig
Notary Public

My Commission Expires: 04/01/2013

SHANNON M. CRAIG NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 04-01-13