THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11060670** 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 greater, for this transfer is: $275,000.00. Margaret K. Hope Affiant Subscribed and sworn to before me, this 25th day of July, 2011. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Margaret K. Hope 1031 Milesdale Drive Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-12-95.00

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, **James G. Trout and wife, Emily Jane Trout,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Margaret K. Hope, unmarried**, ("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. 15 on the Plan of Lealand Heights, of record in Book 2330, Page 71, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Quitclaim Deed from James E. Trout to James E. Trout and wife, Emily Jane Trout, as joint tenants by the entirety as recorded on the 6th day of January, 2006 in Instrument No. 20060106-0002142 and Warranty Deed from Cora Jean Bishop, unmarried to James E. Trout, married as recorded on the 3rd day of December, 1998 in Deed Book 11234, Page 454, 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 LEALAND HEIGHTS, as recorded in Plat Book 2330, Page 71.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2535, Page 285.

This is improved property located at 1031 Milesdale Drive, 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.

BILL GARRETT, Davidson County
Trans:T20110045070 DEEDWARR
Recvd: 07/26/11 09:38 2 pgs
Fees:13.00 Taxes:1017.50
20110726-0057030

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 25th day of July, 2011.

James G. Trout

Emily Jane Trout

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James G. Trout and Emily Jane Trout, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of July, 2011.

Notary Public
My Commission Expires: _____

NICHOLAS S. AKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015