THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11070685**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $203,500.00. Affiant Subscribed and sworn to before me, this29th day of July, 2011. Notary Public My Commission Expires: 7-29-13

MY COMMISSION EXPIRES JULY 29, 2013
STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY TAMARA J. PYSZKA

BILL GARRETT, Davidson County
Trans:T20110046795 DEEDWARR
Recvd: 08/02/11 09:30 2 pgs
Fees:13.00 Taxes:752.95
20110802-0059094

WARRANTY DEED

Address New Owner: Heather Renea Richey 309 Bramblewood Drive Nashville TN 37211	Send Tax Bills To: ~~New Owner~~ Primary Residential Mtg. 4750 West Wiley Post Way Salt Lake City, UT 84116	Tax Information: Tax Parcel ID No. 146-08-00157.00

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, **David Jason Frost and wife, Jessica Frost** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Heather Renea Richey, a single woman** ("Grantees"), her 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 433, SECTION VI, CRIEVE HALL ESTATES, as shown on plat of record in Plat Book 2331, Pages 1 and 2, 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 to David Jason Frost and wife, Jessica Frost by Warranty Deed from Jason C. Mullis and wife, Daina D. Mullis, recorded on the 13th day of May, 2004 in Instrument No. 20040513-0056346, 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 SECTION VI, CRIEVE HALL ESTATES, as recorded in Plat Book 2331, Page(s) 1 and 2.

Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2332, Page 92.

This is improved property located at 309 Bramblewood Drive Nashville TN 37211.

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 29th day of July, 2011.

David Jason Frost
David Jason Frost

Jessica Frost
Jessica Frost

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Jason Frost and Jessica Frost, 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 29th day of July, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014