THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11080803** Rachel Neal STATE OF TENNESSEE NOTARY PUBLIC Davidson County	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $725,000.00. Affiant Subscribed and sworn to before me, this26th day of August, 2011. Notary Public My Commission Expires: 07/08/13

WARRANTY DEED

Address New Owner: Christopher L. Howard and Angie P. Howard 1010 Foxwood Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13015002600

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, **Robert Lynn Echols Jr. and wife, Christy Echols** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher L. Howard and wife, Angie P. Howard**, ("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 part of Lot marked "Reserved" on the Plan of Chickering Hills, Section 1, as of record in Book 2331, Page 8, being Lot No. 39 on the Plan of Chickering Hills, Section 2, as of record in Book 2331, Page 137, Register's Office for said County, described as follows:

Beginning on the Easterly margin of Foxwood Road at the Northwest corner of Lot No. 40 on the first mentioned plan; thence with the Northerly line of said Lot No. 40, Eastwardly 366.3 feet to the Northeast corner of said Lot No. 40 in the West line of the Tyne Property; thence, with the Westerly line of said Tyne Property, North 51 degrees 39' East 303.65 feet to the Southerly line of the plan of Harpeth Valley Estates, as of record in Book 1835, Page 86, said Register's Office; thence with said line, Westwardly 459.80 feet to the Easterly margin of Foxwood Road; thence, with said Road, Southwardly 244.02 feet, more or less to the beginning.

Being the same property conveyed to Robert Lynn Echols, Jr., married by Warranty Deed from Manson M. Rowan, Jr. and wife, Pamela Wallace Rowan, recorded on the 20th day of July, 2004 in Instrument No. 20040720-0086630, 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 CHICKERING HILLS, SECTION 1, as recorded in Plat Book 2331, Page(s) 8 and PLAN OF CHICKERING HILLS, SECTION 2 recorded in Plat Book 2331, Page 137.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2335, Page 606.

Easement recorded in Book 5192, Page 371.

BILL GARRETT, Davidson County
Trans:T20110052929 DEEDWARR
Recvd: 08/29/11 09:20 2 pgs
Fees:13.00 Taxes:2682.50

20110829-0066411

This is improved property located at 1010 Foxwood 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 26th day of August, 2011.

Robert Lynn Echols Jr.

Christy Echols

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Lynn Echols Jr. and Christy Echols, 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 26th day of August, 2011.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014