THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11111608** 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: $174,500.00 Affiant Subscribed and sworn to before me, this 1st day of December, 2011. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20110076381 DEEDWARR
Recvd: 12/05/11 08:28 2 pgs
Fees:13.00 Taxes:645.65
20111205-0094295

WARRANTY DEED

Address New Owner: Stanley George Bolton and Norma Jean Bolton 939 Harpeth Trace Dr Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-9C-10.00CO

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, **Larry S. Lee and wife, Dorothy Lee** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stanley George Bolton and Norma Jean Bolton as joint tenants with the right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 10 on the Plan of Burlington Subdivision, a Planned Unit Development as of record in Plat Book 5200, Pages 403, 404, 405, and 406, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Larry S. Lee, et ux, Dorothy Lee by Warranty Deed from Cauley Harris Haston, a married person, recorded on the 30th day of March, 1984 in Deed Book 6260, Page 427, 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 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF BURLINGTON SUBDIVISION, asrecorded in Plat Book 5200, Page(s) 403, 404, 405, and 406.

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.

Terms and provisions of by-Laws recorded in Book 5863, Page 815, amended in Book 11525, Page 300.

Charter recorded in Book 6018, Page 349.

Easement recorded in Book 3401, Page 545.

This is unimproved property located at 410 Charlesgate Ct 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 December, 2011.

Larry S. Lee

Dorothy Lee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Larry S. Lee and Dorothy Lee, 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 1st day of December, 2011.

Notary Public

My Commission Expires: _____

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

My Commission Expires September 9, 2014