BILL CARRETT, Davidson County
Trans:T20110081957 DEEDWARR
Recvd: 12/28/11 09:19 2 pgs
Fees:13.00 Taxes:802.90
20111228-0101229

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 11111599

WILLIAM I. CHAPMAN, IV NOTARY PUBLIC STATE OF TENNESSEE 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: $217,000.00.

Affiant

Subscribed and sworn to before me, this21st day of December, 2011.

Notary Public
My Commission Expires:

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

My Commission Expires September 9, 2014

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John P. Trusler 1417 Cedarway Lane Nashville TN 37211	New Owner	Tax Parcel ID No. 172-03-0A-013.00CO

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, **Megan Ann Cool, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John P. Trusler and wife, Ashley N. Trusler** ("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 13, PHASE 1, SECTION 1, THE WOODLANDS, as shown on plat of record in Plat Book 6900, Pages 498 and 499, 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 Foreclosed Assets Sales and Transfer Partnership, a Tennessee General Partnership to Megan Ann Cool, a single person as recorded on the 17th day of March, 2010 in Instrument No. 20100317-0020043; Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee to Foreclosed Assets Sales and Transfer Partnership as recorded on the 6th day of July, 2009 in Instrument No. 20090706-0062394 and Warranty Deed from Dorothy Jean Kaserman, unmarried to Michelle A. Terry as recorded on the 3rd day of October, 2006 in Instrument No. 20061003-0122443, 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 PHASE 1, SECTION 1, THE WOODLANDS, as recorded in Plat Book 6900, Page(s) 498 and 499.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7334, Page 109 and Book 7408, Page 250, amended in Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390 and Book 8634, Page 224, re-recorded in Book 8643, Page 675.

Terms and provisions of by-Laws of in Exhibit "B" recorded in Book 7334, Page 109 and Book 7408, Page 250.

Charter of Woodlands Homeowners Association recorded in Book 8454, Page 246.

Easement for Water Mains, recorded in Book 8541, Page 235, Book 8541, Page 225 and Book 8541, Page 230.

Storm Water Detention Agreement as set forth in instrument recorded in Book 7336, Page 3.

This is improved property located at 1417 Cedarway Lane 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 21st day of December, 2011.

Megan Ann Cool

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Megan Ann Cool, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st 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