THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12010041** 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 geater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me, this23rd day of January, 2012. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20120007222 DEEDWARR
Recvd: 01/31/12 08:42 2 pgs
Fees:13.00 Taxes:1295.00
20120131-0008543

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
D. Scott Parsley 219 Second Avenue N. Suite 300 Nashville, TN 37201	New Owner	Tax Parcel ID No. 117-1-34.00

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, **Gregory D. Duvall, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **D. Scott Parsley**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 6 on the Plan of Clark and Dunlaps property of Woodland Drive, not of record, described according to a survey made by J.R. Sanford, Surveyor, dated April 4, 1949, as follows:

Beginning in the Northerly margin of Woodlawn Drive at the Southeast corner of the property conveyed to William A. Beasley, Jr. by deed from Mollie Clemon, et al, of record in Book 1394, Page 187, Register's Office for Davidson County, Tennessee; thence with Beasley's East line, Northwardly 350.80 feet to a point; thence Eastwardly 15.20 feet to a point said point being the corner of Lot Nos. 5 & 6; thence with the line between said lots, Southwardly 350.40 feet to the Northerly margin of Woodlawn Drive; thence with the Northerly margin of said Drive, Westwardly 111.50 feet to the point of beginning.

Being the same property conveyed by Quitclaim Deed from John Hays, a married man to Gregory D. Duvall, a married man as recorded on the 20th day of June, 2008 in Instrument No. 20080620-0063832; Quitclaim Deed from The Westchester Company, LLC to Gregory D. Duvall, a married man and John Hays, a married man as recorded on the 17th day of June, 2003 in Instrument No. 20030617-0083477; Scrivener's Affidavit as recorded on the 16th day of June, 2008 in Instrument No. 20080616-0061504 and Warranty Deed from Richard A. Carter and wife, Anne J. Carter to The Westchester Company, LLC as recorded on the 15th day of May, 2003 in Instrument No. 20030515-0066656, 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.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is unimproved property located at 3110 Woodlawn 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 23rd day of January, 2012.

Gregory D. Duvall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 23rd day of January, 2012.

Notary Public

My Commission Expires: _____

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

My Commission Expires
September 9, 2014