THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12010033**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $667,000.00. Affiant Subscribed and sworn to before me, this 17th day of February, 2012. Notary Public My Commission Expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120013116 DEEDWARR
Recvd: 02/22/12 14:59 2 pgs
Fees:13.00 Taxes:2467.90
20120222-0015524

WARRANTY DEED

Address New Owner: Edmund S. Sauer and Elizabeth C. Sauer 3702 Princeton Avenue Nashville TN 37205	Send Tax Bills To: SunTrust Mortgage, Inc. 1001 Semmes Avenue Richmond, VA 23224	Tax Information: Tax Parcel ID No. 10405017000

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, **W. Michael Milom, Trustee** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edmund S. Sauer and Elizabeth C. Sauer, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being part of Lot No. 6 on the Map of J.D. Torrey's Subdivision of Lot Nos. 411 and 503 in Richland Realty Company's Division "C" of record in Plat Book 421, Page 186, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the Northerly margin of Princeton Avenue 54.0 feet Easterly from the line between Lot Nos. 5 and 6 on said plan, being the Southeast corner of the property conveyed to Eva L. Thompson by deed from B.T. Binkley and wife of record in Book 816, Page 69, said Register's Office; thence Westwardly with Princeton Avenue 55.0 feet; thence Northwardly 60.0 feet, more or less, to the Southerly margin of a 30-foot alley; thence Westwardly with the same 70.0 feet to a point 35.0 feet Easterly from the line between Lot Nos. 5 and 6; thence Southwardly 67.0 feet, more or less, to the beginning.

Being the same property conveyed to W. Michael Milom, Trustee by Warranty Deed from Grand Capital Investments, LLC, a Tennessee limited liability company, recorded on the 28th day of March, 2006 in Instrument No. 20060328-0035190, 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 MAP OF J.D. TORREY'S SUBDIVISION OF LOTS NO. 411 & 503 IN RICHLAND REALTY CO'S DIVISION C, as recorded in Plat Book 421, Page(s) 186.

Easement recorded in Instrument No. 20060328-0035189.

This is improved property located at 3702 Princeton Avenue Nashville TN 37205

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 17th day of February, 2012.

W. Michael Milom, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, W. Michael Milom, 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 17th day of February, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014