THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12030393**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $198,500.00. Affiant Subscribed and sworn to before me, this 29th day of March, 2012. Notary Public My Commission Expires:

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

BILL GARRETT, Davidson County
Trans:T20120023895 DEEDWARR
Recvd: 04/03/12 08:44 2 pgs
Fees:13.00 Taxes:734.45
20120403-0027931

WARRANTY DEED

Address New Owner: Sara C. Swanson 312 Gaywood Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 147-1-222.00

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, **Audrey R. Soskin and husband, Kevin Soskin,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sara C. Swanson**, ("Grantees"), its 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 318, CALDWELL HALL, SECTION TWO, as shown on plat of record in Plat Book 2900, Page 96, 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 to Audrey R. Soskin and husband, Kevin Soskin by Warranty Deed from James P. McCool and wife, Daphne S. McCool, recorded on the 26th day of October, 2005 in Instrument No. 20051026-0129370, 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 CALDWELL HALL, SECTION TWO, as recorded in Plat Book 2900, Page(s) 96.

This is improved property located at 312 Gaywood Drive 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 29 day of March, 2012.

Audrey R. Soskin

Kevin Soskin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Audrey R. Soskin and Kevin Soskin, 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 29 day of March, 2012.

Notary Public
My Commission Expires: _____

NICHOLAS S. AKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015