THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12030454** KATE ROSENTHAL 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: $160,000.00. Celia M White Affiant Subscribed and sworn to before me, this 12th day of April, 2012. Kate Rosenthal Notary Public My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20120028723 DEEDWARR
Recvd: 04/19/12 14:43 4 pgs
Fees:23.00 Taxes:592.00
20120419-0033712

WARRANTY DEED

Address New Owner: Celia White 1305 W Running Brook Road Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 114070B08900CO

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, **Patricia Ann Morton, Carl Michael Grinder, Anita Faye Ray, Gail Donaldson, Donald Ray Loveless, Sr. and Kimberly Ray, Heirs of Reba Powers** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Celia White**, ("Grantees"), her 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 77, PLAN OF SECTION THREE, WESTCHASE, as shown on plat of record in Instrument No. 20030807-0112290, 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 Reba Powers, unmarried by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded on the 22nd day of June, 2004 in Instrument No. 20040622-0073655, in the Register's Office of Davidson County, Tennessee. The said Reba Powers having since died on February 26, 2012. See also Affidavit of Heirships of record in Instrument Nos. 20120419-0033706 and 20120419-0033707 and Probate Case#_____, in the Register's office for 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 SECTION THREE, WESTCHASE, as recorded in Plat Book 9700, Page(s) 521 and Instrument No. 20030807-0112290.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20021126-0146387.

Terms and provisions of by-Laws of Westchase Property Owners Homeowners Association recorded in Instrument No. 20021126-0146387.

Easement for Sanitary Sewers, recorded in Book 5222, Page 720 and Instrument No. 20021028-0131574.

Easement for Public Utilities, recorded in Book 8626, Page 852 and Instrument No. 20021104-0134795.

Easement recorded in Book 751, Page 374, Book 787, Page 13 and Book 787, Page 14.

Right of upper and lower riparian owners to the flow of the waters of a creek, free from diminution or pollution.

Rights of Ingress and Egress to and from a family cemetery as set forth in Section 3 of the Agreement recorded in Book 2484, Page 315.

This is improved property located at 1305 W Running Brook Road Nashville TN 37209.

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 12th day of April, 2012.

Estate of Reba Powers

By: Patricia Ann Morton, Heir, ~~by Kimberly Ray, her attorney-in-fact,~~

By: Carl Michael Grinder, Heir, by Kimberly Ray, his attorney-in-fact

By: Anita Faye Ray, Heir, by Kimberly Ray, her attorney-in-fact

By: Gail Donaldson, Heir, by Kimberly Ray, her attorney-in-fact

By: Donald Ray Loveless, Sr. Heir, by Kimberly Ray, his attorney-in-fact

By: Kimberly Ray, Heir

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Patricia Ann Morton Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~Kimberly Ray,~~ with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the ~~Attorney-in-fact for Patricia Ann Morton~~, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of April, 2012.

Notary Public

MARK W. KILPATRICK STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

My Commission Expires: 4-3-13

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kimberly Ray,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Carl Michael Grinder,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of April, 2012.

Notary Public

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Witness my hand, at office, this 12th day of April, 2012.

Notary Public

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Witness my hand, at office, this 12th day of April, 2012.

Notary Public

My Commission Expires: 4-3-13

MARK W. KILPATRICK STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

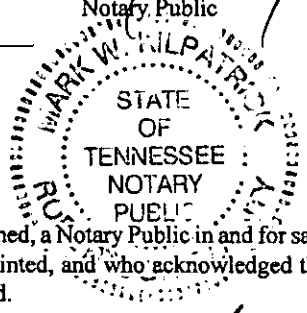
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kimberly Ray,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Donald Ray Loveless, Sr.,** the maker or a constituent of the maker and is authorized

by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of April, 2012.

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