THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12030399** BILL GARRETT, Davidson County Trans:T20120029965 DEEDWARR Recvd: 04/24/12 14:22 2 pgs Fees:13.00 Taxes:10452.50 20120424-0035197	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,825,000.00. Affiant Subscribed and sworn to before me, this 23rd day of April, 2012. Notary Public My Commission Expires: My Commission Expires September 9, 2014 AMBER DUNN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Elizabeth Gregory, Trustee 1500 Linden Avenue Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 14413002000

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, **Charles Mark Carver, Trustee** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Gregory, Trustee for the Chickering Lane Revocable Trust dated March 29, 2012**, ("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, TN, being Lot No. 21 on the Plan of Resubdivision of Lots 21 and 24, Chickering Estates, Section I, of record in Book 5190, Page 28, Register's Office for said County.

Lot No. 21 begins at an iron pin in the Easterly margin of Chickering Lane, being the common corner of Lots Nos. 20 and 21 on the Plan of Chickering Estates, Section I, and thence in an Easterly direction 524.86 feet to a point; thence South 11 deg. 41' East 241.24 feet to a point; thence 607.55 feet in a Westerly direction to a point in said Easterly margin of Chickering Lane; thence 297.36 feet in a Northerly direction to the point of beginning.

Being the same property conveyed by Warranty Deed from W. Allen Bryan, III and wife, Frances C. Bryan to Frederick L. Bryant and wife, Mary Lea Bryant as recorded on the 9th day of June, 1998 in Deed Book 10969, Page 395 and Quitclaim Deed from Frederick L. Bryant and wife, Mary Lea Bryant to Charles Mark Carver, Trustee as recorded on the 8th day of March, 2012 in Instrument No. 20120308-0020411, 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 PLAN OF RESUBDIVISION OF LOT 21 AND 24, CHICKERING ESTATES, SECTION I, as recorded in Plat Book 5190, Page 28.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2810, Page 5, Book 3096, Page 210 and Instrument No. 20080821-0086095.

Agreement for Dedication of Easement as set forth in instrument recorded in Book 10224, Page 97.

This is improved property located at 4330 Chickering Lane 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 April, 2012.

Charles Mark Carver, Trustee

Charles Mark Carver, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles Mark Carver, Trustee, 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 April, 2012.

Traci Bruce
Notary Public

My Commission Expires:

TRACI BRUCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Bruce
My Commission Expires
March 3, 2014
STATE OF TENNESSEE