THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12020361** BOX 10-A RETURN TO: PREMIER ESCROW, LLC 4301 HILLSBORO ROAD, STE 300 NASHVILLE, TN 37215	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: ~~$20,000.00~~ $530,000 Affiant Subscribed and sworn to before me, this 11th day of May, 2012. Notary Public My Commission Expires: My Commission Expires MAR 4, 2013

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: David Howerton and Susan Howerton 1613 Tynewood Drive Nashville TN 37215	Send Tax Bills To: US Bank Home Mtg. PO Box 7298 Springfield, OH 45501	Tax Information: Tax Parcel ID No. 131-13-38.00

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, **Alan R. Wise, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Howerton and wife, Susan Howerton** ("Grantees"), their 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 known and designated as all of Lot No. 268, Tynewood Estates, Section Two, as shown on the plat of the same of record in Plat Book 2900, Pages 89 and 90, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more complete description of said property and being more particularly described as follows:

Beginning at a concrete monument at the Southerly margin of Tynewood Drive as extended; thence Easterly along the Southerly margin of Tynewood Drive 275.0 feet to an iron pin in concrete; thence Southeasterly around a curve 39.3 feet to a concrete monument in the Westerly margin of Skymont Drive; thence Southwardly along the Westerly margin of Skymont Drive 365.8 feet to a concrete monument; thence Westwardly 208.0 feet to a concrete monument; thence North 1 deg. 46 sec. East 412.0 feet to a concrete monument; thence South 87 deg. 10 min. East 14 feet to the point of beginning.

Also conveyed herewith is the Westerly portion of Skymont Drive lying South of Tynewood Drive which was closed by order of the City of Forest Hills by Ordinance No. 86-112, which adjoins Lot No. 268 on its Easterly line.

Being the same property conveyed by Warranty Deed from Steven Schuyler Bowman, unmarried to Alan R. Wise, unmarried as recorded on the 30th day of August, 2011 in Instrument No. 20110830-0067202 and Quitclaim Deed from Susan Cosby Bowman to Steven Schuyler Bowman as recorded on the 8th day of June, 2010 in Instrument No. 20100608-0044317; Quitclaim Deed from Commercial Concepts Southeast, Inc. to Susan Cosby Bowman and Steven Schuyler Bowman, wife and husband, as tenants by the entirety as recorded on the 2nd day of October, 2007 in Instrument No. 20071002-0117155 and Warranty Deed from Mrs. Peggy Boyd, unmarried to Commercial Concepts Southeast, Inc., a Tennessee Corporation as recorded on the 23rd day of July, 2007 in Instrument No. 20070723-0087057, 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.

BILL GARRETT, Davidson County
Trans:T20120035269 DEEDWARR
Recvd: 05/14/12 11:26 2 pgs
Fees:13.00 Taxes:1961.00
20120514-0041378

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 TYNEWOOD ESTATES, SECTION TWO, as recorded in Plat Book 2900, Page(s) 89 and 90.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3069, Page 566, extended in Book 8092, Page 372.

This is improved property located at 1613 Tynewood 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 11th day of May, 2012.

Alan R Wise

Alan R. Wise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alan R. Wise, 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 11th day of May, 2012.

Notary Public

My Commission Expires: _____

WILLIAM I CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014