THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12050794** BILL GARRETT, Davidson County Trans:T20120038831 DEEDWARR Recvd: 05/29/12 08:31 2 pgs Fees:13.00 Taxes:1106.30 20120529-0045790	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $299,000.00. Affiant Subscribed and sworn to before me, this18th day of May, 2012. Notary Public My Commission Expires: EMBER DUNN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 9, 2014

WARRANTY DEED

Address New Owner: A & P Properties, LLC 608 South Wilson Blvd Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11702020900

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, **Scott F. Huntington and wife, Thanh D. Bui Huntington** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **A & P Properties, LLC** ("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 the Easterly part of Lot No. 19 Block 2 on the Plan of W. V. Davidson's Hillsboro Highlands, Sections 2 and 3 as of record in Book 843, Page 23, Register's Office for Davidson County, Tennessee, described as follows: Said part of Lot No. 19 fronts 87.5 feet on the Southwesterly margin of Sharondale Drive, and fronts 97.0 feet on the Easterly margin of Valley Road, and runs back 146.0 feet on the Southerly line and 159.5, more or less on the Easterly line, to a point of intersection. Being the same property conveyed to Katherine H. Hines, unmarried and Carey F. York, married, as tenants in common with right of survivorship by Warranty Deed from Michael Passons, unmarried, recorded on the 25th day of January, 2006 in Instrument No. 20060125-0009515, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Scott F. Huntington, unmarried and Thanh D. Bui, unmarried, as tenants in common with the right of survivorship by Warranty Deed from Katherine H. Hines now known as Katherine H. Dobie, married and Carey F. York, married, recorded on the 20th day of August, 2009 in Instrument No. 20090820-0078286, 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 W. V. DAVIDSON'S HILLSBORO HIGHLANDS, SECTIONS 2 AND 3, as recorded in Plat Book 843, Page(s) 23.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement recorded in Book 3765, Page 138.

This is improved property located at 2141 Sharondale 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 18th day of May, 2012.

Scott F. Huntington

Thanh D. Bui Huntington

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Scott F. Huntington and Thanh D. Bui Huntington, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of May, 2012.

Notary Public

My Commission Expires: _____

