THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12050796** BILL GARRETT, Davidson County Trans:T20120042705 DEEDWARR Recvd: 06/11/12 09:02 2 pgs Fees:13.00 Taxes:3034.00 20120611-0050576	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $820,000.00. Affiant Subscribed and sworn to before me, this 7th day of June, 2012. Notary Public My Commission Expires: My Commission Expires September 9, 2014

EMMER R. DUNN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Christopher Jeffrey Barbic and Natasha M. Kamrani 210 Craighead Ave Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10409023000

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, **Ted L. Lee and Sondra G. Lee, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Jeffrey Barbic and Natasha M. Kamrani, Husband and Wife,** ("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 No. 9, Block "J", on the Plan of Whitland Realty Company Subdivision of record in Book 332, Page 141, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 100 feet on the Easterly side of Craighead Avenue and extends back between parallel lines 180 feet to a dead line in the rear.

Being the same property conveyed to Ted L. Lee and wife, Sondra G. Lee by Warranty Deed from Joseph Toy Howell, Jr. and wife, Carroll Cole Howell, recorded on the 6th day of December, 1966 in Deed Book 4083, Page 207, 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 WHITLAND REALTY COMPANY SUBDIVISION, as recorded in Plat Book 332, Page(s) 141.

This is improved property located at 210 Craighead Ave Nashville TN 37205

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 7th day of June, 2012.

Ted L. Lee

Sondra G. Lee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ted L. Lee and Sondra G. Lee, 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 7th day of June, 2012.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014