THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12040664**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $196,000.00. Affiant Subscribed and sworn to before me, this15th day of June, 2012. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20120044861 DEEDWARR
Recvd: 06/18/12 14:14 2 pgs
Fees:13.00 Taxes:725.20
20120618-0053272

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

WARRANTY DEED

Address New Owner: Nicole A. Sharfner 713 Woodland Way Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 114140A08600CO

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, **Jesse L. Even and wife, Dana M. Even** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicole A. Sharfner, unmarried** ("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 86, PLAN OF SECTION ONE, WOODLAND FOREST, as shown on plat of record in Plat Book 6900, Pages 534-536, 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 Jesse L. Even and wife, Dana M. Even by Warranty Deed from James I. Davis II and Mary L. Avery, recorded on the 28th day of July, 2006 in Instrument No. 20060728-0091667, 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 FINAL PLAT, SECTION 1, WOODLAND FOREST, PLANNED UNIT DEVELOPMENT, as recorded in Plat Book 6900, Page(s) 534-536 and P.U.D. BOUNDARY PLAT, WOODLAND FOREST recorded in Plat Book 6900, Page 443.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7207, Page 851, Book 7439, Page 487, Book 7596, Page 684, Book 7596, Page 692 and Instrument No. 20050916-0111743.

Terms and provisions of by-Laws of Woodland Forest Homeowner's Association, Inc. recorded in Instrument No. 20040503-0049797, amended at Instrument No. 20050916-0111744.

Easement recorded in Book 787, Page 4.

This is improved property located at 713 Woodland Way 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 14th day of June, 2012.

Jesse L. Even

Dana M. Even

STATE OF Pennsylvania)
COUNTY OF Allegheny)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jesse L. Even and Dana M. Even, 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 14 day of June, 2012.

Notary Public

My Commission Expires: March 28, 2015

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Brian Ickes, Notary Public
O'Hara Twp., Allegheny County
My Commission Expires March 28, 2015
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES