THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12050826**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $94,000.00. Affiant Subscribed and sworn to before me, this 19th day of June, 2012. Notary Public My Commission Expires: 9-7-15 MORGAN SULCER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Davidson County DEEDWARR
Recvd: 06/22/12 08:34 3 pgs
Fees:18.00 Taxes:347.80
20120622-0054713

WARRANTY DEED

Address New Owner: Coyotito L. Davis 3129 Richmond Hill Drive Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 06002008900

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, **Lynn Ellen Gailbreath and Billie Sharon Duncan**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Coyotito L. Davis**, a single man ("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 59, PLAN OF PARKWOOD ESTATES, SECTION I, as shown on plat of record in Plat Book 2900, Page 120, 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 by Warranty Deed from Pacesetter Homes, Inc. to Francis L. Lockhart and wife, Christine H. Lockhart as recorded on the 30th day of January, 1962 in Deed Book 3340, Page 103; Quit Claim Deed from Christene H. Lockhart, the widow of Francis L. Lockhart, who died October 8, 1986 to Francis Elaine Williams, Lynn Ellen Gailbreath, and Billie Sharon Duncan as recorded on the 27th day of December, 2005 in Instrument No. 20051227-0154147 and Quit Claim Deed from Francis Elaine Williams to Lynn Ellen Gailbreath and Billie Sharon Duncan as recorded on the 15th day of September, 2011 in Instrument No. 20110915-0071694, 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.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PARKWOOD ESTATES, SECTION I, as recorded in Plat Book 2900, Page(s) 120, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3136, Page 52 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 3129 Richmond Hill Drive Nashville TN 37207

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 19th day of June, 2012.

Lynn Ellen Gailbreath

Billie Sharon Duncan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lynn Ellen Gailbreath and Billie Sharon Duncan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of June, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

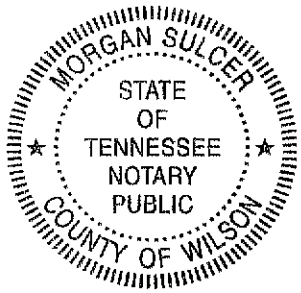
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013