File G-24093-8

BOX 14-A

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 12050923

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $216,275.00.

Affiant

Subscribed and sworn to before me, this 19th day of June, 2012.

Notary Public
My Commission Expires: November 15, 2015

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

BILL GARRETT, Davidson County
Trans:T20120046532 DEEDWARR
Recvd: 06/25/12 08:55 2 pgs
Fees:13.00 Taxes:800.22
20120625-0055212

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Caleb Shrum and Alyssa Shrum	BancorpSouth Bank	Tax Parcel ID No.
2308 Sunnett Place	P. O. Box 3356	175150A24500CO
Nashville TN 37211	Tupelo, MS 38803-3356	

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, **Thomas Lee Black and Jennifer Ansley Higgins Black, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alyssa W. Shrum f/k/a Alyssa Williams and husband, Caleb Shrum**, ("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 252, SECTION 13, HOLT WOODS, as shown on plat of record in Plat Book 9700, Pages 598 and 599, 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 Thomas Lee Black and wife, Jennifer Ansley Higgins Black by Warranty Deed from Alicia L. Taylor and husband, Christian Taylor, recorded on the 2nd day of May, 2006 in Instrument No. 20060502-0050734, 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 SECTION 13, HOLT WOODS, as recorded in Plat Book 9700, Page(s) 598 and 599, 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 9570, Page 22 and Book 10800, Page 575 , 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).
Terms and provisions of by-Laws recorded in Book 9570, Page 13.
Charter of Holt Woods Homeowners Associaton, Inc. recorded in Book 9570, Page 5.

Easement recorded in Book 10316, Page 585.

This is improved property located at 2308 Sunnett Place Nashville TN 37211

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.

Thomas Lee Black

Jennifer Ansley Higgins Black

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas Lee Black and Jennifer Ansley Higgins Black, 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: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014