THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12050864**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,050,000.00. Affiant Subscribed and sworn to before me, this 22nd day of June, 2012. Notary Public My Commission Expires

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires September 9, 2014

BILL GARRETT, Davidson County
Trans:T20120046864 DEEDWARR
Recvd: 06/25/12 15:50 2 pgs
Fees:13.00 Taxes:7585.00

20120625-0055644

WARRANTY DEED

Address New Owner: Joseph W. Luster Sharon B. Luster 31 Bancroft Place Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 144-107.00

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, **Mary Ann Snowden, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph W. Luster and Sharon B. Luster, 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:

Lot No. 20 on the Final Plat of Bancroft of record in Plat Book 9700, Pages 326 and 327, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Adrian Lamballe to Mary Ann Snowden as recorded on the 14th day of December, 2011 in Instrument No. 20111214-0097249 and General Warranty Deed from Richard M. Small to Adrian Lamballe and wife, Mary Ann Snowden as recorded on the 7th day of January, 1999 in Deed Book 11286, Page 901, 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 BANCROFT, as recorded in Plat Book 9700, Page(s) 326 and 327.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 10319, Page 1, Book 10366, Page 623 and Book 10564, Page 570.

Charter recorded in Book 11350, Page 856.

Easement recorded in Book 7911, Page 451, Book 7911, Pages 385 and 389 and Book 8009, Page 109.

This is improved property located at 31 Bancroft Place 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 22nd day of June, 2012.

Mary Ann Snowden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Ann Snowden, 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 22nd day of June, 2012.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014