THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12040729** KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,000,000.00. Affiant Subscribed and sworn to before me, this 22nd day of June, 2012. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael P. O'Boyle Colleen D. O'Boyle 1412 Richland Woods Lane Brentwood TN 37027	New Owner	Tax Parcel ID No. 159-6A-4.00 CO

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, **George I. Lazenby and Virginia Lazenby, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael P. O'Boyle and Colleen D. O'Boyle, 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. 4, on the Final Plat of Richland Woods Subdivision Cluster Lot Development, of record as Instrument No. 20051128-0142574, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to George I. Lazenby and Virginia Lazenby by Special Warranty Deed from Richland Woods, LLC, recorded on the 30th day of December, 2005 in Instrument No. 20051230-0157059, 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.

All matters shown on Plat of Loulah M. Young Lands of record in Plat Book 4060, Pages 70 and 117, RODC.

Final Plat of Richland Woods Subdivision Cluster Lot Development of record at Instrument No. 20051128-0142574, RODC.

Stormwater Detention Agreement from Richland Woods, LLC to Metropolitan Government of Nashville and Davidson County, of record at Instrument No. 20050526-0059724, RODC.

BILL GARRETT, Davidson County
Trans:T20120046956 DEEDWARR
Recvd: 06/26/12 09:10 2 pgs
Fees:13.00 Taxes:7400.00
20120626-0055766

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions and Restrictions for Richland Woods recorded in Instrument No. 20051215-0150673.

Agreement for Dedication of Easement recorded at Instrument No. 20080508-0047391.

This is improved property located at 1412 Richland Woods Lane Brentwood TN 37027

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.

George I. Lazenby

Virginia Lazenby

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George I. Lazenby and Virginia Lazenby, 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 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