Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
An Association of Attorneys
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 30656-06-2012

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $418,000.00.

Affiant

Subscribed and sworn to before me this 28th day of June, 2012.

Notary Public

My Commission Expires: 07/08/13

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Douglas M. Revere 1507 Sweetbriar Avenue Nashville, TN 37212	new owner	Map and Parcel No.: 117 040 11500

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 Angela Wibking Fox and husband, Virgil Fox**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Douglas M. Revere and wife, Adele Revere,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1507 Sweetbriar Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Virgil Fox joins in the execution of this instrument for the purpose of conveying any interest he may have in subject property by virtue of his marriage to the said Mary Angela Wibking Fox.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of June, 2012.

Mary Angela Wibking Fox
Mary Angela Wibking Fox

Virgil Fox

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mary Angela Wibking Fox and Virgil Fox**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~the~~ they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2012.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20120048040 DEEDWARR
Recvd: 06/29/12 11:18 2 pgs
Fees:13.00 Taxes:1546.60

20120629-0057232

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 12 on the subdivision of lots nos. 8 and 9 of the W.L.B. Lawrence Plan, known as "Malcolm Clark Land," of record in Plan Book 2, page 124, Chancery Court at Nashville at the southerly part of the Lot No. 106 in Belmont Land Company's plan of lots, called "Belmont Heights," of record in Book 421, page34, Reigster's Office for said County, as follows:

Beginning on the southerly margin of Sweetbriar Avenue, at a point 6 feet easterly from the corner of said lots numbers 12 and 106; thence with the southerly margin of said avenue, easterly 50 feet to the northwest corner of H. C. McGill's part of said lot no. 12; thence southerly with his westerly line, 313-1/4 feet, more or less, to the south line of said lot no. 12; thence with said line, westerly 27 feet to the southwest corner of said lot no. 12; thence with the westerly line of said lot no. 12, northerly 12 feet, more or less, to the northeast corner of an alley shown on the plan of Belmont Heights, being the southeast corner of said lot no. 106; thence with the northerly margin of said alley, westerly 23 feet, more or less, to a point 50 feet westerly from the east line of this lot here described; thence northerly and parallel with said east line, 301 feet, more or less, to the beginning.

Being the same property conveyed to Mary Angela Wibking, unmarried, by deed dated December 21, 1990, from Timothy J. Wibking and wife, Janet Dittus, of record in Book 8262, page 459, Register's Office for Davidson County, Tennessee. Mary Angela Wibking having since married, and now being known as Mary Angela Wibking Fox.

This conveyance is made subject to:

1. Restrictive covenants contained in an instrument of record in Book 339, page 622, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
2. All matters appearing on the Plan of record as Book 2, page 124, Chancery Court at Nashville.
3. All matters appearing on the Plan of record as Book 421, page 34, Register's Office for Davidson County, Tennessee.