THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12050880**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $225,000.00. Affiant Subscribed and sworn to before me, this28th 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: John David Lane 9578 S Harpeth Road Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 16800018300

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, **Kenneth A. Caruthers II and wife, Paula J. Caruthers** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John David Lane, unmarried** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1:
Land in the 9th Civil District of Davidson County, Tennessee, being described according to a survey by Jack R. Underwood, as follows:

Beginning at an iron pin in the Southerly margin of the King property, said point being 670 feet 3 inches West of the Southwesterly margin of South Harpeth Road; thence leaving said margin of the King property, South 11 degrees 40' West 190.7 feet to an iron pin; thence North 83 degrees 40' West 199.7 feet to an iron pin; thence South 5 degrees 10' West 39.4 feet to an iron pin in Northerly margin of the Eddie and Howard Derrick property; thence with same North 85 degrees West 527.9 feet to an iron pin; thence North 3 degrees East 115 feet to an iron pin and North 7 degrees West 143 feet to a point in the Southerly margin of the King property; thence with same, South 86 degrees 30' East 210 feet to an iron pin; thence South 87 degrees 30' East 553.7 feet to the point of beginning.

Being the same property conveyed to Kenneth A. Caruthers, II, and wife, Paula J. Caruthers by Quitclaim Deed from L. Elaine King (now L. Elaine King Lane), recorded on the 4th day of June, 1997 in Deed Book 10478, Page 604, 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.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2745, Page 551 and Book 4736, Page 533.

Easement Contract as set forth in instrument recorded in Book 5943, Page 81.

BILL GARRETT, Davidson County
Trans:T20120049157 DEEDWARR
Recvd: 07/03/12 13:54 2 pgs
Fees:13.00 Taxes:832.50
20120703-0058606

The public records do not show any legal right of access to or from the land, and, by reason thereof, the Company does not insure any right of access to and from the insured property.

This is improved property located at 9578 S Harpeth Road Nashville TN 37221.

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 28th day of June, 2012.

Kenneth A. Caruthers II

Paula J. Caruthers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kenneth A. Caruthers II and Paula J. Caruthers, 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 28th day of June, 2012.

Notary Public

My Commission Expires: _____

KATE ROS... STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014