WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120050502 DEEDWARR
Recvd: 07/10/12 08:28 2 pgs
Fees:13.00 Taxes:610.50

20120710-0060342

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $165,000.00.

Affiant

Subscribed and sworn to me on June 29th, 2012.

NOTARY PUBLIC

EMBER DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

THIS INSTRUMENT WAS PREPARED BY:
Todd Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25604SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Alex K. Lamballe 7165 Somerset Farms Drive Nashville, TN 37221	New Owner	141-07-B-146

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William V. Chopp and wife, Angela Chopp, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Alex K. Lamballe, an unmarried man, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Somerset Farms Section 4, Phase 3, a PUD, of record in Book 9700, page 460, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to William C. Chopp and wife, Angela Chopp, by Deed from Jacob V. Stribling and Amanda P. Stribling, husband and wife, of record as Instrument No. 20040628-0076248 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2012 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Subject to all matters as shown on the Plan of record in Book 9700, page 460, in the Register's Office for Davidson County, Tennessee.
4. Subject to Covenants, Conditions and Restrictions of record in Book 8556, page 11, Book 9383; page 526; Book 9662, page 869; Book 10190, page 182; Book 10410, page 89, and Book 11433, page 936, in said Register's Office.
5. Charter of Homeownes' Association of record in Book 7382, page 225; Book 7820, page 604; Book 8235, page 521, and Book 8584, page 20, in said Register's Office.

6. Conveyance of Common Area of record in Book 9101, page 667, and Instrument No. 20001218-0123912 in said Register's Office.
7. Easements of record in Book 3314, page 23, and Book 7349, page 564, in said Register's Office.
8. By-Laws of record in Book 8556, page 25, in said Register's Office.

This property is also known as improved property located at 7165 Somerset Farms Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on June 29, 2012.

William V. Chopp by Shelley Bourke, attorney in fact
William V. Chopp
By: Shelley Bourke, Attorney In Fact

Angela Chopp by Shelley Bourke, attorney in fact
Angela Chopp
By: Shelley Bourke, Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shelley Bourke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of William V. Chopp and Angela Chopp, as their Attorney in Fact, as the free act and deed of the within named William V. Chopp and Angela Chopp.

Witness my hand and official seal this 29th day of June 2012.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE