WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120053989 DEEDWARR
Recvd: 07/23/12 14:39 2 pgs
Fees:13.00 Taxes:1813.00
20120723-0064627

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $490,000.00

Affiant

Subscribed and Sworn to before me, this 20th day of July, 2012.

Notary Public

My commission expires:
1/7/13

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Howard T. Walpole, Jr. 108 Lexington Court Nashville, TN 37215	SAME	131010J01800CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Frances O. Nichols, unmarried,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Howard T. Walpole, Jr. and wife Sally T. Walpole,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Lexington Green, Phase 2, of record in Plat Book 6900, page 798, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Frances O. Nichols by deed from Salvatore J. Lombardi and wife Kristin L. Lombardi of record in Instrument No. 20010703-0070397, Register's Office for Davidson County, Tennessee.

Taxes for the year 2012 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 6900, page 798, said Register's Office.

Subject to restrictions of record in Book 7700, page 476 and Book 9282, page 442, said Register's Office.

Subject to Charter of record in Book 7144, page 262, Register's Office for Davidson, TN.

This is (x) improved ( ) unimproved property known as 108 Lexington Court, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 this 20th day of July, 2012.

Frances O Nichols

Frances O. Nichols

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Frances O. Nichols** the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of July, 2012.

Notary Public

My Commission Expires: 1/7/13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY