THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 12061171



My Commission Expires September 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

China R Lewis
Affiant

Subscribed and sworn to before me, this 27th day of July, 2012.

Notary Public
My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20120055634 DEEDWARR
Recvd: 07/30/12 10:05 2 pgs
Fees:13.00 Taxes:1184.00
20120730-0066758

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
China R. Lewis 109 Zuric Court Nashville TN 37221	New Owner	Tax Parcel ID No. 128150A08300CO

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, **Ronald Brown, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **China R. Lewis, a single woman**, ("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 84, PLAN OF STILL SPRING HOLLOW SUBDIVISION, SECTION 2, PHASE 1, as shown on plat of record in Instrument No. 20031111-0164936, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ronald Brown, unmarried by Special Warranty Deed from Federal National Mortgage Association (Fannie Mae), recorded on the 4th day of January, 2010 in Instrument No. 20100104-0000340, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF STILL SPRING HOLLOW SUBDIVISION, SECTION 2, PHASE 1, as recorded in Instrument No. 20031111-0164936 and on Boundary Plat recorded in Plat Book 6900, Pages 991 and 992.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 7963, Page 400 and as amended in Book 8179, Page 464.

Terms and provisions of by-Laws of Still Spring Hollow Homeowners Association recorded in Book 8294, Page 40.

Charter of Still Spring Hollow Homeowners Association recorded in Book 7930, Page 909.

Easement for Public Utilities to Harpeth Valley Utility District, recorded in Book 9740, Page 971.

Easement for utilities to Metropolitan Government of Nashville and Davidson County, acting by and through Electric Power Board of Nashville, recorded in Instrument No. 20010420-0039445.

Agreement for dedication of Easement for Public Utilities, Storm Drainage and Appurtenances granted to Metropolitan Government of Nashville and Davidson County at Instrument No. 20010710-0073480.

Agreement for Dedication of Public Utilities Easement granted to Harpeth Valley Utilities District at Instrument Nos. 20010925-0103587, 20010925-0103589 and 20010925-0103590.

Storm Water Detention Agreement recorded at Instrument No. 20030220-0022601.

This is improved property located at 109 Zuric Court 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 27th day of July, 2012.

Ronald Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ronald Brown, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of July, 2012.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014