THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12061245**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $223,000.00 Affiant Subscribed and sworn to before me, this 30th day of July, 2012. Notary Public My Commission Expires: May 16, 2015

TERESA MEEK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO.

BILL GARRETT, Davidson County
Trans:T20120058083 DEEDWARR
Recvd: 08/06/12 14:12 2 pgs
Fees:13.00 Taxes:825.10
20120806-0069866

WARRANTY DEED

Address New Owner: Angela Lese 2509 Sandy Drive Nashville TN 37216	Send Tax Bills To: ~~New Owner~~ Primary Residential Mortgage Inc. 4750 West Wiley Post Way Ste 200 Salt Lake City, Utah 84116	Tax Information: Tax Parcel ID No. 07305019900

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, **Benjamin L. Brow, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Angela Lese**, ("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 9, MAP OF GIBSON HEIGHTS, as shown on plat of record in Plat Book 1835, Page 133, 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 Benjamin L. Brow, unmarried by Warranty Deed from Shauna D. Mosley now Collins, unmarried, recorded on the 4th day of June, 2009 in Instrument No. 20090604-0051784, in the Register's Office of Davidson County, Tennessee.

Jennifer Toscano, wife of Benjamin L. Brow, hereby joins in the signing of this Warranty Deed to convey any marital interest she may have in the subject property.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF GIBSON HEIGHTS, as recorded in Plat Book 1835, Page(s) 133, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2087, Page 453 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex,

handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 2509 Sandy Drive Nashville, TN 37216

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 30th day of July, 2012.

Benjamin L. Brow

Jennifer Toscano

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Benjamin L. Brow and Jennifer Toscano, 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 30th day of July, 2012.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014