THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12071463** BILL GARRETT, Davidson County Trans:T20120058612 DEEDWARR Recvd: 08/08/12 08:21 2 pgs Fees:13.00 Taxes:1480.00 20120808-0070484	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00 Affiant Subscribed and sworn to before me, this 2nd day of August, 2012. Notary Public My Commission Expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benjamin H. Shuster and Constance B. Carroll Shuster 214 Leonard Ave Nashville TN 37205	New Owner	Tax Parcel ID No. 10413008100

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, **James A. Williams and Helen A. Williams, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin H. Shuster and Constance B. Carroll Shuster, Husband and Wife**, ("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 part of the S.W. Berger Homeplace shown on the map of Myrtlewood Subdivision being Bransford Realty Company's Subdivision of the S.W. Berger property (Book 547, Page 106, Register's Office for Davidson County, Tennessee) and being shown as Lot No. 5 on the Map of R.K. Smith's Subdivision of said property and shown on a copy of a plat which is of record in connection with a sewer line easement in Book 1730, Page 6, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James A. Williams and spouse, Helen A. Williams by Warranty Deed from Fernando Miranda and spouse, Patricia Bihl-Miranda, recorded on the 14th day of May, 2008 in Instrument No. 20080514-0049573, 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.

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 MYRTLEWOOD, as recorded in Plat Book 547, Page(s) 106, 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, restrictions, easements or servitudes, if any, appearing in the public records, 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).
Easement for Sewer Line, recorded in Book 1730, Page 6.

This is improved property located at 214 Leonard Ave Nashville TN 37205

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 2nd day of August, 2012.

James A. Williams By Jennie Garth Lovvorn, Attorney in fact

James A. Williams
By Jennie Garth Lovvorn,
Attorney-in-Fact

Helen A. Williams by Jennie Garth Lovvorn, Attorney in fact

Helen A. Williams
By Jennie Garth Lovvorn,
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennie Garth Lovvorn, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for James A. Williams and Helen A. Williams, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 2nd day of August, 2012.

Notary Public
My Commission Expires: _____

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

My Commission Expires September 9, 2014