THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12081583**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $363,000.00. Affiant Subscribed and sworn to before me, this 17th day of August, 2012. Notary Public My Commission Expires: 3-30-15

TISHA C. BALDWIN ★ NOTARY PUBLIC AT LARGE ★ DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

Address New Owner: William W. Dykes and Ann S. Newman 4421 Lone Oak Road Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-07-0-084.00

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, **Kelly Ann Birdwell and husband Eric Douglas Austin** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **William W. Dykes and Ann S. Newman, 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 Lot 21, LONE OAK HEIGHTS, as shown on plat of record in Plat Book 1424, Page 2, 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 Kelly Ann Birdwell and husband, Eric Douglas Austin by Warranty Deed from Justin W. Leach and spouse, Kerry D. Leach, recorded on the 6th day of April, 2005 in Instrument No. 20050406-0038088, 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.

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 LONE OAK HEIGHTS, as recorded in Plat Book 1424, Page(s) 2.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1488, Page 131.

Easement for Sanitary Sewers, recorded in Book 4121, Page 381.

BILL GARRETT, Davidson County
Trans:T20120062605 DEEDWARR
Recvd: 08/22/12 08:42 2 pgs
Fees:13.00 Taxes:1343.10
20120822-0075241

Agreement for Easement for Sanitary Sewers/and/or Storm Drainage Water Mains, Pumps and Appurtenances as set forth in instrument recorded in Instrument No. 20100323-0021528.

This is improved property located at 4421 Lone Oak Road Nashville, TN 37215.

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 17th day of August, 2012.

Kelly Ann Birdwell

Eric Douglas Austin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelly Ann Birdwell and Eric Douglas Austin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of August, 2012.

Notary Public

My Commission Expires: _____

