THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12071308** Notarial Seal STATE OF TENNESSEE NOTARY PUBLIC Davidson County	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,495,000.00. Janderson Affiant Subscribed and sworn to before me, this 21st day of August, 2012. Notary Public My Commission Expires: 07/08/13

WARRANTY DEED

Address New Owner: Reed Omary and Lesley Omary 220 Craighead Ave Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-13-97.00

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, **Kimberly S. Fennell, Trustee of the Kimberly S. Fennell Revocable Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Reed Omary and wife, Lesley Omary** ("Grantees"), their 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 No. 1 and the Northerly one-half of Lot No. 2 on the Plan of Bransford Realty Company's Addition to Myrtlewood, being a part of Block "K" Whitland Realty Company, as of record in Book 547, Page 117, Register's Office for said County.

Said Lot No. 1 and the Northerly one-half of Lot No. 2 front together 97-1/2 feet on the Easterly side of Craighead Avenue and run back between parallel lines 180 feet to a dead line.

Being the same property conveyed by Warranty Deed from John M. Bonner and wife, Karen B. Bonner to Kimberly S. Fennell, Trustee of the Kimberly S. Fennell Revocable Trust as recorded on the 4th day of August, 2011 in Instrument No. 20110804-0059911 and Warranty Deed from John Patrick Apel and wife, Katherine S. Apel to John M. Bonner and wife, Karen B. Bonner as recorded on the 3rd day of June, 1986 in Deed Book 6876, Page 53, 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,

BILL GARRETT, Davidson County
Trans:T20120062995 DEEDWARR
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Fees:13.00 Taxes:5531.50
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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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANSFORD REALTY COMPANY'S ADDITION TO MYRTLEWOOD, BEING A PART OF BLOCK "K" WHITLAND REALTY COMPANY, as recorded in Plat Book 547, Page(s) 117.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 220 Craighead 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 21st day of August, 2012.

Trustee

Kimberly S. Fennell, Trustee of the Kimberly S. Fennell Revocable Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kimberly S. Fennell, Trustee of the Kimberly S. Fennell Revocable Trust, 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 21st day of August, 2012.

Notary Public

My Commission Expires: May 6, 2013

KIMBERLY R. DOUGHER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN