THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12071536** BILL GARRETT, Davidson County Trans:T20120066192 DEEDWARR Recvd: 09/04/12 15:10 2 pgs Fees:13.00 Taxes:764.05 20120904-0079790	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $206,300.00. Affiant Subscribed and sworn to before me, this 31st day of August, 2012. Notary Public My Commission Expires: My Commission Expires September 9, 2014

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Ross Muirhead 5037 Briarwood Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 147-9-113.00

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, **Rita Joyce Randolph, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ross Muirhead, unmarried** ("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 No. 223 on the Plan of Section Three, Caldwell Country Estates, of record in Book 2663, Page 130, as amended in Book 2910, Page 391, Register's Office, Davidson County, Tennessee.

Said Lot No. 223 fronts 95 feet on the Southerly margin of Briarwood Drive and extends back 430.8 feet on the Easterly line and 411.3 feet on the Westerly line to a dead line in the rear, measuring 98.25 feet thereon.

Being the same property conveyed by Quitclaim Deed from Dianna R. Winfree, married (formerly Dianna Gail Randolph) to Rita Joyce Randolph as recorded on the 5th day of April, 1999 in Deed Book 11413, Page 693 and Warranty Deed from John Jeffries Carlton and wife, Christine Schaner Carlton to Rita Joyce Randolph and Dianna Gail Randolph, both unmarried persons, As Joint Tenants with the Right of Survivorship as recorded on the 4th day of November, 1992 in Deed Book 8776, Page 386 re-recorded in Deed Book 8795, Page 773, 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 SECTION THREE, CALDWELL COUNTRY, ESTATES, as recorded in Plat Book 2663, Page(s) 130, amended in Book 2910, Page 391.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2907, Page 93, Book 2921, Page 87 and Book 2921, Page 601.

Easement for Sewer and Storm Drainage to Metro Government, recorded in Book 6548, Page 104.

This is improved property located at 5037 Briarwood Drive Nashville, TN 37211.

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 31st day of August, 2012.

Rita Joyce Randolph

Rita Joyce Randolph

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rita Joyce Randolph, 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 31st day of August, 2012.

Kate Rosenthal

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014