THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd
Suite 203A
Nashville, Tennessee 37215

CRT File No. 12081727

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is geater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of September, 2012.

Notary Public
My Commission Expires: 9-8-2013

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20120069032 DEEDWARR
Recvd: 09/13/12 14:00 2 pgs
Fees:13.00 Taxes:740.00
20120913-0083278

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nancy Elliott Lee 954 Percy Warner Blvd Nashville TN 37205	New Owner	Tax Parcel ID No. 129-12-0-076.00

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, **Catherine L. Grice, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nancy Elliott Lee**, ("Grantees"), her 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 80, SECTION 1, WARNER PARK VALLEY, as shown on plat of record in Plat Book 3600, Pages 12, 13 and 14, 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 from Murphree Realty Company by Warranty Deed to John C. Grice and wife, Catherine L. Grice, recorded on the 1st day of August, 1966 in Deed Book 4048, Page 97, in the Register's Office of Davidson County, Tennessee. John C. Grice having since died on August 18, 2009.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, WARNER PARK VALLEY, as recorded in Plat Book 3600, Page(s) 12, 13 and 14.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3466, Page 89, amended in Book 3577, Page 511, Book 3702, Page 465, Book 3766, Page 81 and Book 3770, Page 81.

This is improved property located at 954 Percy Warner Blvd 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 11th day of September, 2012.

Catherine L Grice

Catherine L. Grice

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Catherine L. Grice, 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 11th day of September, 2012.

Notary Public

My Commission Expires: _____

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

My Commission Expires September 9, 2014