THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12071413** BILL GARRETT, Davidson County Trans:T20120072274 DEEDWARR Recvd: 09/25/12 14:27 2 pgs Fees:13.00 Taxes:3163.50 20120925-0087201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $852,000.00. Affiant Subscribed and sworn to before me this 24th day of September, 2012. Notary Public My Commission Expires: NICHOLAS HAWKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2015

WARRANTY DEED

Address New Owner: Brian Martin and Kathryn Martin 1816 Cedar Lane Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11704022100

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, **Dana T. Nappi, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Martin and Kathryn Martin, 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 Lot No. 1 on the Plan of A.B. Montgomery Land of record in Plan Book 1, Page 22, in the Chancery Court at Nashville, more particularly described as follows:

Beginning on the Northerly margin of Cedar Lane, 89.0 feet East of the Northeast corner of said Lane and Battery Place; thence Northwardly 165.0 feet to the Southerly of a 5 foot reserve strip; thence with said strip, Eastwardly 100.0 feet to the Northwest corner of the property conveyed to R.A. McWhirter and wife, by deed from Walter Stokes and wife, of record in Book 1066, Page 474; thence with McWhirter's Westerly line, Southwardly 165.0 feet to the Northerly margin of Cedar Lane; thence with said Lane, Westwardly 100.0 feet to the beginning.

Being the same property conveyed to Dana T. Nappi by Warranty Deed from William M. Gavigan, IV and wife, Charlotte V. Gavigan, recorded on the 19th day of May, 2010 in Instrument No. 20100519-0038724, in the Register's Office of Davidson County, Tennessee.

Phillip Nappi, husband of Dana T. Nappi, hereby joins in the signing of this Warranty Deed to convey any marital interest he may have in the subject property.

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 PLAN OF A. B. MONTGOMERY LAND, as recorded in Plan Book 1, Page(s) 22, Chancery Court.

This is improved property located at 1816 Cedar Lane Nashville TN 37212

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 24th day of September, 2012.

Dana T. Nappi

Phillip Nappi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dana T. Nappi and Phillip Nappi, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of September, 2012.

Notary Public
My Commission Expires: _____

