Record & Return To: Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12081732** BILL GARRETT, Davidson County Trans:T20120072883 DEEDWARR Recvd: 09/27/12 08:43 2 pgs Fees:13.00 Taxes:946.09 20120927-0087883	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is: ~~$255,700.00~~. Affiant Subscribed and sworn to before me, this25th day of September, 2012. Notary Public My Commission Expires: April 12, 2015

WARRANTY DEED

Address New Owner: Erica N. Grigsby 3045 Brookview Forest Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 180-04-0B-024.00CO

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, **Doug A. DuKane and wife, Stacy L. DuKane** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erica N. Grigsby and husband, Matthew P. Sherrill** ("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 24, PHASE 1, BROOKVIEW FOREST, as shown on plat of record in Instrument No. 20030716-0099526, 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 by Warranty Deed from Troy R. Blake and wife, Annette C. Blake to Doug A. DuKane and wife, Stacy L. DuKane as recorded on the 19th day of July, 2011 in Instrument No. 20110719-0055047 and Warranty Deed from Drees Premier Homes, Inc., an Ohio Corporation f/k/a Drees Preferred Collection, Inc., an Ohio corporation to Troy R. Blake and wife, Annette C. Blake as recorded on the 5th day of February, 2004 in Instrument No. 20040205-0013962, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1, BROOKVIEW FOREST, as recorded in Instrument No. 20030716-0099526 and Plat Book 421, Page 146.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument No. 20030829-0125803, amended at Instrument No. 20050505-0050962, Restrictions recorded in Book 4428, Page 138, Book 4479, Page 448 and Book 4276, Page 715.

Charter of Brookview Forest Homeowners Association recorded at Instrument No. 20030918-0138293.

Easement for Right-of-Way, recorded in Book 8404, Page 676.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20021007-0121969.

Deed to Homeowners Association for Open Space recorded at Instrument No. 20050707-0078557.

This is improved property located at 3045 Brookview Forest 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 25th day of September, 2012.

Doug A. DuKane

Stacy L. DuKane by Doug A. DuKane as attorney in fact.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Doug A. DuKane ~~and Stacy L. DuKane~~, with whom I am personally acquainted, and who acknowledged that ~~they~~ he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of September, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Doug A. DuKane, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therin contained, and who further achknowledged that he is the attorney in fact for Stacy L. DuKane, the maker or a constituent of the maker and is authorized by the maker orby its constituent,the constituent being authorized by the maker,to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of September, 2012.

Notary Public

My commission expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014