THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12091863** BILL GARRETT, Davidson County Trans:T20120073532 DEEDWARR Recvd: 09/28/12 13:40 2 pgs Fees:13.00 Taxes:501.35 20120928-0088659	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $135,500.00. A. Scharlene Hinkle Affiant Subscribed and sworn to before me, this20th day of September, 2012. Notary Public My Commission Expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013

WARRANTY DEED

Address New Owner: A. Scharlene Hinkle 525 Continental Drive Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 102-3-62.00

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, **Judith A. Gregg, Trustee** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **A. Scharlene Hinkle**, ("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 No. 1286, on the Map of Charlotte Park, Section 17, as of record in Book 3600, Pages 21 and 22, Register's Office for said County, described as follows: Beginning at a point in the Southwesterly margin of Continental Drive, common corner of Lots Nos. 12186 and 1287; thence Southwesterly with the line between said two lots 93.4 feet to a point; thence North 68 degrees 53 minutes West 121.84 feet to a point in the margin of Sprint Drive; thence with the Easterly margin of said Drive Northeasterly 83.8 feet; thence northeasterly around a curve 37.27 feet to a point in the Southwesterly margin of Continental Drive; thence with said Drive, Southeasterly 100 feet to the point of beginning.

Being the same property conveyed by Quitclaim Deed from Michael M. Gregg to Michael M. Gregg and Judith A. Gregg, Co-Trustees of the Michael M. Gregg Revocable Trust, dated August 2, 2010 as recorded on the 16th day of August, 2010 in Instrument No. 20100816-0064521 and Warranty Deed from Bobby L. Shemwell and wife, Merita June O. Shemwell to Michael M. Gregg as recorded on the 26th day of August, 2003 in Instrument No. 20030826-0123801, in the Register's Office of Davidson County, Tennessee. The said Michael M. Gregg having since died on August 30, 2010. Judith A. Gregg is the sole surviving trustee.

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 CHARLOTTE PARK, Section 17, as recorded in Plat Book 3600, Page(s) 21 and 22.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3641, Page 150.

An Agreement recorded in Book 2593, Page 566.

This is improved property located at 525 Continental Drive Nashville TN 37209.

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 20th day of September, 2012.

Judith A. Gregg, Trustee

Judith A. Gregg, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judith A. Gregg, Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a trustee of the Michael M. Gregg Revocable Trust, dated August 2, 2010, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of September, 2012

Kate Rosenthal

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014