WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/01/12 14:13 3 pgs
Fees:18.00 Taxes:906.50
20121001-0089267

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $245,000.00.

Affiant

Subscribed and sworn to me on September 28, 2012.

NOTARY PUBLIC Exp 8-3-15

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25786SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Keith R. Orser Lauren McCluskey Orser 6124 Frontier Lane Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	172-10-B-039 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Rick Blackburn, Successor Trustee of The Myra E. Davis Revocable Living Trust, under trust agreement dated August 20, 2008, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Keith R. Orser and wife, Lauren McCluskey Orser, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Christiansted Valley, Phase I, as of record in Plat Instrument #20002150015149 and Instrument# 200002150015150, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Myra Davis (one and the same person as Myra E. Davis) by Deed from Regent Development, LLC (formally known as McEwen Development, LLC), of record in Instrument No. 20010207-0012172, in the Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Myra E. Davis, Trustee, and her successors in trust, of The Myra E. Davis Revocable Living Trust by Quitclaim Deed from Myra E. Davis, of record as Instrument No. 20080821-0085876.

The conveyance of the above-described parcel of land is subject to the following:

1. 2012 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.
2. All matters shown as shown on plan of record as Instrument No. 200002150015149, and Instrument No. 200002150015150, and plan of

record as Instrument No. 20010209-0012852, in the Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions with Architectural Standards and By-Laws appended thereto of record as Instrument No. 19991221-0305559 as amended by Instrument No. 20000728-0074515 and Instrument No. 20070206-0015266, in said Register's Office.
4. Stormwater Detention Agreement of record in Book 11628, page 8, in said Register's Office.
5. Charter of Christiansted Valley Homeowners' Association of record as Instrument No. 19991221-0305561 in said Register's Office.
6. Conveyance of Common Areas to Homeowners' Association of record as Instrument No. 20050516-0054926 in said Register's Office.
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 6124 Frontier Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on September 28, 2012.

Rick Blackburn, Successor Trustee

Rick Blackburn, Successor Trustee of
The Myra E. Davis Revocable Living Trust,
under trust agreement dated August 20, 2008

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Rick Blackburn, Successor Trustee, of The Myra E. Davis Revocable Living Trust, under trust agreement dated August 20, 2008, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Successor Trustee of The Myra E. Davis Revocable Living Trust, the within named bargainor, and that he as such Successor Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Successor Trustee.

Witness my hand and official seal on September 28, 2012.

Bobbie Cooper
NOTARY PUBLIC

My Commission Expires: 11-7-2012

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
November 7, 2012
STATE OF TENNESSEE

CERTIFIED FOR REMOTE FILING:

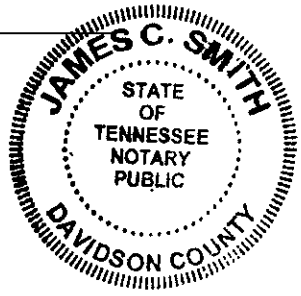
I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on _____



Notary Public James C. Smith
My Commission Expires: March 3, 2015