BILL GARRETT, Davidson County
Trans:T20120074823 DEEDWARR
Recvd: 10/03/12 09:01 2 pgs
Fees:13.00 Taxes:1727.90

20121003-0090233

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

CRT File No. 12091903

WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is geater, for this transfer is: $467,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of October, 2012.

DORA MOBLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
My Commission Expires: 6-5-2016

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Janet G. Usher 1497 Woodmont Blvd Nashville TN 37215	New Owner	Tax Parcel ID No. 117-12-92.00

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, **Chandra R. LaPlume and Jeff Pereira.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Janet G. Usher**, ("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 11, BLOCK A, GALECREST, NO. 2, PART OF NOEL'S LANDS, as shown on plat of record in Plat Book 843, Page 30, 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 Quitclaim Deed from Chandra R. LaPlume, unmarried to Chandra R. LaPlume, unmarried and Jeff Pereira, unmarried as joint tenants with the rights of survivorship as recorded on the 12th day of January, 2005 in Instrument No. 20050112-0004269 and Warranty Deed from Sajid A. Khan, married to Chandra R. LaPlume, unmarried as recorded on the 3rd day of December, 2004 in Instrument No. 20041203-0144165, 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 GALECREST, NO. 2, PART OF NOEL'S LANDS, as recorded in Plat Book 843, Page(s) 30.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 833, Page 127.

This is improved property located at 1497 Woodmont Blvd Nashville TN 37215.

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 1st day of October, 2012.

Chandra R. LaPlume

Jeff Pereira

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chandra R. LaPlume and Jeff Pereira, 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 1st day of October, 2012.

Notary Public

My Commission Expires: 9/9/14

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