THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12091922**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $233,500.00. Affiant Subscribed and sworn to before me, this 28th day of September, 2012. Notary Public My Commission Expires: _____

Beth Hazelwood Notary Public State of Tennessee My Comm. Exp. 3/3/2014 Davidson County

BILL GARRETT, Davidson County
Trans:T20120076067 DEEDWARR
Recvd: 10/08/12 09:36 2 pgs
Fees:13.00 Taxes:863.95

20121008-0091775

WARRANTY DEED

Address New Owner: Atajan B. Atayev and Rachel A. Atayev 729 Newberry Rd Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 102-15-13.00

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, **Frances S. Luster, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Atajan B. Atayev and Rachel A. Atayev, 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 Lot 200, PLAN OF BROOK MEADE, SECTION VI, as shown on plat of record in Plat Book 2331, Pages 3-4, 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 to William C. Luster and wife, Frances S. Luster by Warranty Deed from Arthur C. Pinto, M.D., Unmarried, Edward R. Pinto, M.D. and Marguerite M. Pinto, M.D., recorded on the 24th day of August, 1983 in Deed Book 6121, Page 566, in the Register's Office of Davidson County, Tennessee. The said William C. Luster having since passed on April 4, 2005.

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 BROOK MEADE, SECTION VI, as recorded in Plat Book 2331, Page(s) 3-4.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4462, Page 128.

This is improved property located at 729 Newberry Rd Nashville TN 37205

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 28th day of September, 2012.

Frances S. Luster by Michael Anthony Luster as Attorney in fact

Frances S. Luster
By Michael Anthony Luster 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, Michael Anothony Luster as the attorney in fact for Frances S. Luster, with whom I am personally acquainted, and who acknowledged that as such attorney in fact he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th 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