THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12091908**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $424,900.00. Affiant Subscribed and sworn to before me, this28th day of September, 2012. Notary Public My Commission Expires: 2/4/2015

ROBIN S. EDWARDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120076336 DEEDWARR
Recvd: 10/08/12 15:48 2 pgs
Fees:13.00 Taxes:1572.13
20121008-0092130

WARRANTY DEED

Address New Owner: Paul L. Reiter and Brenda C. Martin 5680 Cloverland Drive Brentwood TN 37027	Send Tax Bills To: New Owner Ameris Bank 305 S. Main St, Moultrie, GA 31768	Tax Information: Tax Parcel ID No. 171-00-0-067.00

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, **Richard R. Croteau and wife, Ramona Croteau** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul L. Reiter and wife, Brenda C. Martin** ("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 2, RESUBDIVISION OF LOT 14, BRENTWOOD GARDENS, as shown on plat of record in Plat Book 8250, Page 197, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Richard R. Croteau and wife, Ramona Croteau by Warranty Deed from Katherine Douglas Holt, a single woman, recorded on the 5th day of December, 1986 in Deed Book 7060, Page 166, 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 RESUBDIVISION OF LOT 14, BRENTWOOD GARDENS, as recorded in Plat Book 1130, Page(s) 16, (voided) and Plat Book 8250, Page 197.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Right of Way, recorded in Book 8579, Page 317.

Deed to Metropolitan Government of Nashville for Construction of Sanitary Sewer recorded in Book 8855, Page 525.

Letter regarding rejection of sewer line proposal recorded in Book 8568, Page 723

This is improved property located at 5680 Cloverland Drive Brentwood TN 37027.

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.

Richard R. Croteau

Ramona Croteau

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard R. Croteau and Ramona Croteau, 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 28th day of September, 2012.

Notary Public

My Commission Expires: _____

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