RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12091817** BILL GARRETT, Davidson County Trans:T20120076765 DEEDWARR Recvd: 10/10/12 08:43 2 pgs Fees:13.00 Taxes:740.00 20121010-0092617	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $200,000.00. Affiant Subscribed and sworn to before me, this9th day of October, 2012. PHILLIP L. DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Notary Public My Commission Expires: 4/12/16

WARRANTY DEED

Address New Owner: John Burgess and Mary E. Burgess and Matthew Burgess 2906 Shadow Lane Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 73-5-97.00

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, **Geoffrey W. Newhall, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Burgess and Mary E. Burgess, Husband and Wife, a one-half (1/2) interest as joint tenants with right of survivorship with Matthew Burgess, unmarried, as to the remaining one-half interest** ("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 37, RIVERWOOD TERRACE, as shown on plat of record in Plat Book 1835, Page 134, 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 Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, by and through its duly authorized Power of Attorney Wilson & Associates, P.L.L.C. to Geoffrey W. Newhall as recorded on the 12th day of March, 2012 in Instrument No. 20120312-0021003; Trustee's Deed from Shellie Wallace as Successor Trustee and Courtney Miller as Co-Trustee to Federal National Mortgage Association as recorded on the 12th day of December, 2011 in Instrument No. 20111212-0096450; Quitclaim Deed from Amanda M. Houghton to Douglas W. Houghton as recorded on the 26th day of September, 2006 in Instrument No. 20060926-0118857 and Warranty Deed from Glen Calderone and wife, Celia Calderone to Douglas W. Houghton and Amanda M. Houghton as recorded on the 3rd day of August, 2001 in Instrument No. 20010803-0082740, 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 RIVERWOOD TERRACE, as recorded in Plat Book 1835, Page(s) 134.

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

This is improved property located at 2906 Shadow Lane Nashville TN 37216.

The said property has never been the marital residence of the Grantor.

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 9th day of October, 2012.

Geoffrey W. Newhall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Geoffrey W. Newhall, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of October, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014