RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027
File No.: TN122093

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120080329 DEEDWARR
Recvd: 10/23/12 10:43 2 pgs
Fees:13.00 Taxes:1258.00
20121023-0096962

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2012.

NOTARY PUBLIC

My commission expires:

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer S. Henry and David F. Henry 6744 Christiansted Lane Nashville, TN 37211	Same address as new owner	~~172 1D 0B 02B 00CO~~ 172/00B0 280CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Forty Thousand and 00/100 Dollars ($340,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **MICHAEL ROYAL AND WIFE, ANNAH ROYAL**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **JENNIFER S. HENRY AND DAVID F. HENRY, WIFE AND HUSBAND**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Cluster Lot Development Christiansted Valley, Phase 2, Revision 1, of record in Instrument No. 20010209-00012854, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Michael Royal and wife, Annah Royal, by Warranty Deed from Santoro Custom Builders, Inc., dated 12/27/2007, recorded 12/31/2007, of record in Instrument 20071231-0149443, in the Register's Office for Davidson County, Tennessee.

This is improved property known and designated as 6744 Christiansted Lane, Nashville, TN 37211.

This conveyance is made subject to all matters as shown on plat of record in Instrument No. 20010209-00012854; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 12th day of October, 2012.

MICHAEL ROYAL

ANNAH ROYAL

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Michael Royal and Annah Royal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12th day of October, 2012.

Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY