THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12091841**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me, this29th day of October, 2012. Notary Public My Commission Expires: ___

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans:T20120083091 DEEDWARR
Recvd: 10/31/12 15:37 2 pgs
Fees:13.00 Taxes:1850.00
20121031-0100183

WARRANTY DEED

Address New Owner: Lisa Ann Hughey 113 Prospect Hill Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-8E-113.00CO

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, **Mary Jane Arendale, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lisa Ann Hughey**, ("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 113, SUGARTREE, PHASE III, as shown on plat of record in Plat Book 5050, Pages 67-71, 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 Charles Richard Arendale, Jr. to Mary Jane Arendale as recorded on the 25th day of November, 2008 in Instrument No. 20081125-0115417 and Warranty Deed from Lucius Wyman Carroll, II and wife, Lucie Miller Carroll to Charles Richard Arendale, Jr. and wife, Mary Jane Arendale as recorded on the 17th day of July, 1980 in Deed Book 5625, Page 567, 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 LOTS 123 & 124 OF SUGARTREE PHASE #3 REVISED, as recorded in Plat Book 5050, Page(s) 67-71, amended in Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468, Book 5238, Page 93 and Book 5210, Page 343.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11758, Page 466.

Charter of Homeowners Association, recorded in Book 5683, Page 670.

Easement for Sanitary/Storm Drainage, recorded in Book 7061, Page 100.

Easement for Sewer, recorded in Book 3400, Page 63.

Conveyance of Open Space to Homeowners Association recorded in Book 5683, Page 675.

This is improved property located at 113 Prospect Hill Nashville TN 37205.

Richard, Arendale, husband of Mary Jane Arendale, joins in this instrument to convey any and all interest, marital or otherwise, in said property.

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 29th day of October, 2012.

Mary Jane Arendale by Charles Richard Arendale Attorney in fact

Mary Jane Arendale

R Arendale

Richard Arendale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard Arendale, 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 29th day of October, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Arendale, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Mary Jane Arendale, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 29th day of October, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014