BILL GARRETT, Davidson County
Trans:T20120083713 DEEDWARR
Recvd: 11/02/12 10:45 2 pgs
Fees:13.00 Taxes:703.00
20121102-0100972

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 12102166

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 8, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $190,000.00.

Kristen Booth
Affiant

Subscribed and sworn to before me, this 1st day of November, 2012.

S. T. M.
Notary Public
My Commission Expires: 7-8-13

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew C. Paxton and Katherine Paxton 2532 Ashwood Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. p/o 13108001800

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, **Duncanwood Reserve, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew C. Paxton and Katherine Paxton, 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 2, FINAL SUBDIVISION PLAT OF DUNCANWOOD, PHASE II, as shown on plat of record in Instrument No. 20121018-0095689, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Duncanwood Reserve, LLC, a Tennessee limited liability company by Special Warranty Deed from Monroe Harding, Inc., a Tennessee corporation formerly known as The Monroe Harding Children's Home, recorded on the 9th day of April, 2012 in Instrument No. 20120409-0029637, 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 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL SUBDIVISION PLAT OF DUNCANWOOD, PHASE II.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 161.

Subject to all matters shown on the Plan of record in Instrument No. 20121018-0095689.

Subject to the flow of any creeks, streams or branches across subject property.

The rights of upper and lower riparian owners in and to the use of the waters of said Creek located on the premises and the natural and unobstructed flow thereof.

Changes in the boundary of the land resulting from erosion and accretion caused by the flow of Browns Creek.

Easement for Sanitary Sewer, recorded in Book 3345, Page 66.

Agreement for Dedication of Easement as set forth in instrument recorded in Instrument No. 20011120-0127782.

Inspection and Maintenance Agreement as set forth in instrument recorded in Instrument No. 20120402-0027411.

Temporary Construction Access Easement Agreement as set forth in instrument recorded in Instrument No. 20120409-0029638.

Sewer Easement Agreement as set forth in instrument recorded in Instrument No. 20120409-0029639.

Agreement for Dedication of Easement as set forth in instrument recorded in Instrument No. 20120628-0056657.

This is unimproved property located at 1313 Duncanwood Court Nashville TN 37204

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 1st day of November, 2012.

Duncanwood Reserve, a Tennessee limited liability company

BY: _____
Micah A. Lacher, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Micah A. Lacher, with whom I am personally acquainted, and who upon oath acknowledged himself to be President of Duncanwood Reserve, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its President. STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Witness my hand, at office, this 1st day of November, 2012.

_____
Notary Public

My Commission Expires: _____

EMBER DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014