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

CRT File No. 12102167

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $188,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of November, 2012.

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2016

Notary Public
My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20120086060 DEEDWARR
Recvd: 11/09/12 15:05 2 pgs
Fees:13.00 Taxes:695.60
20121109-0103891

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ryan Kocher 1324 Duncanwood Court Nashville TN 37204	New Owner	Tax Parcel ID No. 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 **Ryan Kocher**, ("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 10, 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. Being part of the same property conveyed to The Monroe Harding Children's Home recorded September 26, 1945 in Book 1339, Page 282.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL SUBDIVISION PLAT OF DUNCANWOOD, PHASE II, as recorded in Instrument No. 20121018-0095689.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

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 improved property located at 1324 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 7th 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.

Witness my hand, at office, this 7th day of November 2012.

_____
Notary Public
My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2015