THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Suite 215
Brentwood, Tennessee 37027

CRT File No. 12091968

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $260,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of November, 2012.

Notary Public
My Commission Expires: September 9, 2014

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

BILL GARRETT, Davidson County
Trans:T20120090201 DEEDWARR
Recvd: 11/27/12 12:18 2 pgs
Fees:13.00 Taxes:962.00

20121127-0108754

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Theresa Wallis and William Wallis 705 Spring House Circle Brentwood TN 37027	New Owner	Tax Parcel ID No. 160-11-005.00

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, **Arnie T. Childers and Cheryl A. Childers, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Theresa Wallis, married**("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 No. 69 on the Plan entitled Resubdivision of Lots 69, 70, 105, 106, & 102, 103, Phases 1 & 2, Hearthstone, of record in Plat Book 5190, Page 575, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.Being the same property conveyed to Arnie T. Childers and wife, Cheryl A. Childers by Deed from Harvey L. Tenney and wife, Evelyn Kay Tenney of record at Instrument No. 200005110047651, Register's Office for Davidson County, Tennessee, dated April 26, 2000.

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.

Taxes for the year 2013 a lien, not yet due and payable

Subject to all matters shown on the Plan of record in Plat Book 5190, Page 575, Register's Office for Davidson County, Tennessee.

Plat Amendment to change and amend the coverage area(s) for Lot No. 69, of record in Book 6033, Page 86. in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 5409, Page 485 and Book 5479, Page 422, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of

record in Book 7053, Page 982, as amended in Book 9945, Page 958, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Charter of record in Book 6995, Page 646, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 705 Spring House Circle Brentwood TN 37027

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 23rd day of November, 2012.

Arnie T. Childers

Cheryl A. Childers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Arnie T. Childers and Cheryl A. Childers, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of November, 2012.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014