THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12112452**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $294,800.00. Affiant Subscribed and sworn to before me, this 6th day of December, 2012. Notary Public My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20120093873 DEEDWARR
Recvd: 12/07/12 14:02 2 pgs
Fees:13.00 Taxes:1090.76
20121207-0113090

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: Herbert W. Cullers Jr. & Karen L. Cullers 6117 Deerbrook Dr. Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 155160A09000CO

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, **Michael Barnes and Jennifer Barnes, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Herbert W. Cullers Jr. and Karen L. Cullers, 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 170, TRACESIDE, SECTION THREE, as shown on plat of record in Plat Book 9700, Page 47, 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 to Michael Barnes and wife, Jennifer Barnes by Warranty Deed from Mark T. Rosenthal and wife, Carla M. Rosenthal, recorded on the 2nd day of July, 2004 in Instrument No. 20040702-0079248, 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. .

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TRACESIDE, SECTION THREE, as recorded in Plat Book 9700, Page(s) 47 and PUD Boundary Plat recorded in Plat Book 7900, Page 705.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 9236, Page 504 and Book 9435, Page 493 as amended in Book 9677, Page 675 and Instrument Nos. 20020111-0004996 and 20020116-0006610.

Terms and provisions of by-Laws recorded in Book 9668, Page 899.

Charter recorded in Book 9668, Page 894.

Easement recorded in Book 3533, Page 299, Book 4243, Page 685, Book 5607, Page 882, Book 256, Page 290, Book 225, Page 845, Book 912, Page 481 and Book 156, Page 89.

This is improved property located at 6117 Deerbrook Dr. Nashville TN 37221

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 6th day of December, 2012.

Michael Barnes

Jennifer Barnes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Barnes and Jennifer Barnes, 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 6th day of December, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014