THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12112368**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $176,000.00. Affiant Subscribed and sworn to before me, this20th day of December, 2012. Notary Public My Commission Expires: 8/16/14

BILL GARRETT, Davidson County
Trans:T20120100068 DEEDWARR
Recvd: 12/31/12 14:23 2 pgs
Fees:13.00 Taxes:651.20
20121231-0120826

WARRANTY DEED

Address New Owner: Ross B. Albert and Miriam A. Albert 3220 Hidden Creek Dr Antioch TN 37013	Send Tax Bills To: New Owner SAME AS NEW OWNER Address	Tax Information: Tax Parcel ID No. 182010A06900CO

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, **Christopher Jennings Leggett and Lydia Anne Leggett, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ross B. Albert and Miriam A. Albert, husband and wife** ("Grantees"), their 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 69, SECTION 2, PHASE 1, SUNSET HILLS, as shown on plat of record in Instrument No. 20071220-0146323, 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 Christopher Jennings Leggett and Lydia Anne Leggett, husband and wife by Warranty Deed from Lake Forest Homes, Inc., recorded on the 2nd day of September, 2008 in Instrument No. 20080902-0089467, 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 SECTION 2, PHASE 1, SUNSET HILLS, as recorded in Instrument No. 20071220-0146323.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5894, Page 186, Book 5388, Page 713 and Instrument Nos. 20070605-0067129 and 20110203-0009586.

Charter on Sunset Hills Homeowners Association recorded at Instrument No. 20070605-0067128. Agreement for Stormwater recorded at Instrument Nos. 20060406-0039475 and 20071010-0120325.

Easement for Underground Sanitary, recorded in Instrument No. 20070710-0082048.

Easement for Right of Way, recorded in Instrument No.20071109-0132386.

Deed to Homeowners Association for open space recorded at Instrument No. 20080211-0013604.

This is improved property located at 3220 Hidden Creek Dr Antioch TN 37013.

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 20th day of December, 2012.

Christopher Jennings Leggett

Lydia Anne Leggett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Jennings Leggett and Lydia Anne Leggett, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of December, 2012

Notary Public

My Commission Expires: _____

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