File Box 9-B

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12122633**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $616,224.80. Affiant Subscribed and sworn to before me, this15th day of January, 2013. Notary Public My Commission Expires: ____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans:T20130004415 DEEDWARR
Recvd: 01/16/13 11:35 2 pgs
Fees:13.00 Taxes:2280.03

20130116-0005194

WARRANTY DEED

Address New Owner: Frank W. Virgin 917 Westview Ave Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13010009600

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 S. Finucane and wife, Elaine B. Finucane** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Frank W. Virgin and wife, Molly Virgin,** ("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 50, REVISED PLAT OF THE NEW GOLF CLUB SUBDIVISION, as shown on plat of record in Plat Book 421, Page 185, 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 S. Finucane and wife, Elaine B. Finucane by Warranty Deed from Mark Zenker and wife, Jill Debona, recorded on the 4th day of March, 2002 in Instrument No. 20020304-0026792, 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.

City of Belle Meade taxes for the year 2013 and thereafter, for tax parcel identification number 13010009600 , not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAT OF THE NEW GOLF CLUB SUBDIVISION, as recorded in Plat Book 421, Page(s) 185.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 734, Page 564.

Easement recorded in Book 5787, Page 434.

This is improved property located at 917 Westview Ave Nashville TN 37205.

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 15th day of January, 2013.

Michael S. Finucane

Elaine B. Finucane

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael S. Finucane and Elaine B. Finucane, 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 15th day of January, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014