THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd
Suite 203A
Nashville, Tennessee 37215

CRT File No. 12112516

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is geater, for this transfer is: $600,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of January, 2013.

Notary Public
My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130005383 DEEDWARR
Recvd: 01/18/13 13:52 2 pgs
Fees:13.00 Taxes:2220.00
20130118-0006388

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Russell H. Willis, Jr. and Nancy D. Willis 7426 Huntwick Trail Nashville TN 37221	First Bank 3500 Blue Lake Drive #325 Birmingham, AL 35243	Tax Parcel ID No. 12700017300

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, **Pat R. Levitt and wife, Harla L. Levitt** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Russell H. Willis, Jr. and Nancy D. Willis, 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 43, FINAL PLAT, SECTION 2, HUNTWICK ESTATES, as shown on plat of record in Plat Book 4860, Page 89-90, 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 Pat R. Levitt and wife, Harla L. Levitt by Warranty Deed from Jackson L. Leap and wife, Susan D. Leap, recorded on the 6th day of May, 2002 in Instrument No. 20020506-0055529, 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 FINAL PLAT, SECTION 2, HUNTWICK ESTATES, as recorded in Plat Book 4860, Page(s) 89-90.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 5124, Page 142.

This is improved property located at 7426 Huntwick Trail 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 10th day of January, 2013.

Pat R. Levitt by Will Chapman, his attorney-in-fact

Pat R. Levitt by Will Chapman, his attorney-in-fact

Harla L. Levitt by Will Chapman, her attorney-in-fact

Harla L. Levitt by Will Chapman, her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Will Chapman,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Pat R. Levitt and Harla L. Levitt,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of January, 2013.

Notary Public

My Commission Expires: _____

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