1 - 1 GSRM Box 44

BILL GARRETT, Davidson County
Trans:T20130005453 DEEDWARR
Recvd: 01/18/13 16:18 2 pgs
Fees:13.00 Taxes:647.50
20130118-0006480

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

CRT File No. 12122731

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $175,000.00

Affiant

Subscribed and sworn to before me, this 18th day of January, 2013.

Notary Public
My Commission Expires: 6.21.16

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brent Reece and Mae Frances George 727 Harpeth Trace Drive Nashville TN 37221	Avenue Bank 3823 Cleghorn Ave. Nashville TN 37215	Tax Parcel ID No. 143020C02500CO

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, **Susan C. Trabue, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Preston Brent Reece, unmarried and Mae Frances George, unmarried, as tenants in common with the right of survivorship**, ("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 Unit 25C, HARPETH KNOLL PLANNED UNIT DEVELOPMENT, as shown on plat of record in Plat Book 5200, Page 764, 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 Susan C. Trabue by Warranty Deed from Sherry K. Delk Kerstetter and Cynthia G. Delk, recorded on the 19th day of January, 1995 in Deed Book 9573, Page 685, 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 HARPETH KNOLL PLANNED UNIT DEVELOPMENT, as recorded in Plat Book 5200, Page(s) 764.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6280, Page 478, amended at Instrument No. 20070405-0041277.

Terms and provisions of by-Laws recorded in Book 6280, Page 486.

Charter of Homeowners Association recorded in Book 6272, Page 636 amended in Book 8176, Page 699.

Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 6380, Page 201.

Deed to Homeowners Association for common area recorded in Book 6353, Page 228.

This is improved property located at 727 Harpeth Trace Drive 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 18th day of January, 2013.

Susan C. Trabue

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Susan C. Trabue, 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 18th 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