THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 12071428**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $394,195.54. Affiant Subscribed and sworn to before me, this 7th day of February, 2013. Notary Public My Commission Expires: 10/8/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130012222 DEEDWARR
Recvd: 02/13/13 09:41 2 pgs
Fees:13.00 Taxes:1458.52
20130213-0014586

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Sheets 412 Garfield Street Nashville TN 37208	Fifth Third Mortgage Company 5001 Kingsley Drive Cincinnati, OH 45227	Tax Parcel ID No. 82-5-G-7.00 CO

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, **Trust Development, LLCm a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Sheets , unmarried,** ("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 Unit 7, THE BROWNSTONES AT 5 AND G, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20110729-0058214, amended at Instrument No. 20121106-0102552, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Trust Development, LLC, a Tennessee limited liability company by Warranty Deed from DC Development, LLC, recorded on the 12th day of January, 2007 in Instrument No. 20070112-0005436, 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.

Taxes for the year 2013, a lien not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of D.T. MCGAVOCK ADDITION, as recorded in Plat Book 21, Page(s) 7, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20110729-0058214, amended at Instrument No. 20121106-0102552 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Declaration of Restrictions for Stormwater Facilities and Systems recorded at Instrument No. 20120207-0010885.

Easement for Right of Way to South Central Bell, recorded in Book 8397, Page 963.

This is improved property located at 412 Garfield Street Nashville TN 37208

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 7th day of February, 2013.

Trust Development, LLC
By: James B Creason, Manager

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James B Creason, 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 Manager of Trust Development, LLC, a Tennessee limited liability company, 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.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Trust Development, LLC, 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 7th day of February, 2013.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MAY 18, 2014