THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13012832**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $148,900.00. Affiant Subscribed and sworn to before me, this4th day of February, 2013. Notary Public My Commission Expires: 10.11.15

BILL GARRETT, Davidson County
Trans:T20130012552 DEEDWARR
Recvd: 02/14/13 09:31 2 pgs
Fees:13.00 Taxes:550.93
20130214-0015001

LAURA D. PHILLIPS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Grant E. Byers 4452 Frost St Nashville TN 37214	New Owner	Tax Parcel ID No. 062020B14200CO

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, **Thomas William Lybrook, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Grant E. Byers,*** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

* an unmarried person

Land in Davidson County, Tennessee, being Lot 75, FIRST AMENDMENT, ABBINGTON PARK, PHASE ONE, SECTION THREE, as shown on plat of record in Instrument No. 20040728-0090230, 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 Thomas William Lybrook by Warranty Deed from Robin M. Sanger and Loretta Sammons, recorded on the 1st day of June, 2006 in Instrument No. 20060601-0064300, 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 FIRST AMENDMENT, ABBINGTON PARK, PHASE ONE, SECTION THREE, as recorded in Instrument No. 20040728-0090230.

Terms and provisions of by-Laws recorded in Instrument No. 20030303-0027406.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Instrument Nos. 20030213-0020075, 20040518-0058461, 20081008-0101931, 20081031-0108645, 20010402-0031520 and 20000720-0071648.

Easement recorded in Book 2242, Page 513, Book 1163, Page 341 and Book 1198, Page 525.

Terms and provisions of by-Laws recorded in Instrument No. 20030303-0027406.

Charter of Homeowners Association recorded at Instrument No. 20030303-0027405.

Easement for Public Sanitary Sewer, recorded in Instrument No. 20060811-0098951.

Quit Claim Deed to Homeowners Association for open space and common areas recorded at Instrument Nos. 20040407-0039568 and 20050201-0011848.

Stormwater Detention Agreement recorded at Instrument No. 20030109-0004246.

This is improved property located at 4452 Frost St Nashville TN 37214.

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 4th day of February, 2013.

Thomas William Lybrook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas William Lybrook, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of February, 2013.

Notary Public

My Commission Expires: _____

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

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067