THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13012953**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $460,000.00 Affiant Subscribed and sworn to before me, this 15th day of February, 2013. Notary Public My Commission Expires:

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2015

BILL GARRETT, Davidson County
Trans:T20130014253 DEEDWARR
Recvd: 02/20/13 14:07 2 pgs
Fees:13.00 Taxes:1702.00
20130220-0017037

WARRANTY DEED

Address New Owner: Eddie P. Mays and Lisa A. Mays 3617 General Bate Dr Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118-13-0 123.00

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, **David Rieken and wife Melanie K. Rieken** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Eddie P. Mays and Lisa A. Mays, Husband and Wife**, ("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 Lot 6, GREEN ACRES SUBDIVISION, as shown on plat of record in Plat Book 1424, Page 21, 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 David Rieken and wife, Melanie K. Rieken by Deed from William C. Hartline and wife, Mary Patricia Hartline, recorded on the 4th day of February, 2004 in Instrument No. 20040204-0013916, 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GREEN ACRES SUBDIVISION, as recorded in Plat Book 1424, Page(s) 21.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1450, Page 261 and Book 1513, Page 53.

This is improved property located at 3617 General Bate Dr Nashville, TN 37204.

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 February, 2013.

David Rieken Melanie K. Rieken

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Rieken and Melanie K. Rieken, 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 February, 2013.

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2015

Notary Public

My Commission Expires: _____