THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203-A** **Nashville, Tennessee 37215** **CRT File No. 13012952**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $657,000.00. J Anderson Affiant Subscribed and sworn to before me, this 27th day of February 2013. Notary Public My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20130017361 DEEDWARR
Recvd: 03/04/13 08:09 2 pgs
Fees:13.00 Taxes:2430.90
20130304-0021052

JAMES HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013

WARRANTY DEED

Address New Owner: Philip S. Kuo and Laura K. Kuo 2604 Essex Place Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-11-0-238.00

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, **Jeremy H. Lyons, unmarried, and Nathan Lyons, married,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Philip S. Kuo and Laura K. Kuo, 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 88, BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE EDGAR JONES HOME PLACE, as shown on plat of record in Plat Book 421, Page 7, 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 by Warranty Deed from Dorothy W. Knight a/k/a Dorothy Jane Knight to Jeremy H. Lyons and Nathan Lyons, as tenants in common as recorded on the 21st day of August, 2012 in Instrument No. 20120821-0075089 and Warranty Deed from A. H. Warf and wife, Virginia Warf to Jesse L. Knight, Jr., and wife, Dorothy W. Knight as recorded on the 15th day of August, 1960 in Deed Book 3104, Page 499, 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 BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE EDGAR JONES HOME PLACE, as recorded in Plat Book 421, Page(s) 7.

Restrictive Covenant for Detached Structure recorded at Instrument No. 20121219-0116690.

This is improved property located at 2604 Essex Place Nashville TN 37212

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.

The subject property has never been the residence of Grantor Nathan Lyons or his spouse.

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 27th day of February 2013.

Jeremy H. Lyons

Nathan Lyons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeremy H. Lyons and Nathan Lyons, 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 27th day of February 2013.

Notary Public

My Commission Expires: _____