THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20130017563 DEEDWARR
Recvd: 03/04/13 10:48 2 pgs
Fees:13.00 Taxes:1369.00
20130304-0021295

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***370,000.00.

Affiant

Subscribed and sworn to before me this 25 day of February, 2013.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 2013
COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER

Suzanne K. Roberts
909 Woodmont Boulevard
Nashville, Tennessee 37204

SEND TAX BILLS TO

New Owner

MAP & PARCEL NOS.

MAP 118-09-0
PARCEL 229.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Seventy Thousand and 00/100 Dollars ($***370,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Benjamin Kinghorn and Cheyanne Kinghorn, husband and wife, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Suzanne K. Roberts, unmarried, (hereinafter called the "GRANTEE"), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 2 (also referred to as Lot No. 2-N on previous deeds of record) on the Map of First Addition Woodmont Boulevard Section of Marengo Park, as of record in Plat Book 974, Page 83, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 fronts 75.0 feet on the southerly side of Woodmont Boulevard and runs back between lines 153.0 feet on the easterly side and 215.8 feet on the westerly side to the center of a 20.0 foot easement for utilities on which it measures 95.0 feet.

BEING the same property conveyed to Cheyanne Mahoney, unmarried, and Benjamin Kinghorn, unmarried, as joint tenants with right of survivorship, by Warranty Deed dated June 22, 2012, from Anthony Followill, an unmarried man, of record as Instrument No. 20100625-0049844 in the Register's Office for Davidson County, Tennessee; the said Cheyanne Mahoney having since married Benjamin Kinghorn and is now known as Cheyanne Kinghorn.

This is improved property known as 909 Woodmont Boulevard, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, her heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Map of First Addition Woodmont Boulevard Section of Marengo Park, of record in Book 974, page 83, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 25 day of February, 2013.

Benjamin Kinghorn

Cheyanne Kinghorn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benjamin Kinghorn and Cheyanne Kinghorn, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of February, 2013.

Notary Public

My Commission Expires: 8.20.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY