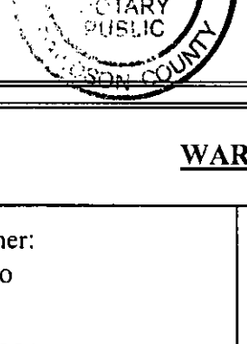
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 13020058**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $181,000.00. Affiant Subscribed and sworn to before me, this 28th day of February, 2013. Notary Public My Commission Expires:



My Commission Expires September 9, 2014

BILL GARRETT, Davidson County
Trans:T20130017724 DEEDWARR
Recvd: 03/04/13 13:39 2 pgs
Fees:13.00 Taxes:669.70

20130304-0021522

WARRANTY DEED

Address New Owner: Nathaniel B Farro 353 Roslyn Ct Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 141-07-0B-103.00-C

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, **Marc A. Hayes, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nathaniel B Farro and Callie E Farro, 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 No. 89 on the Plan of Somerset Farms, Section 4, Phase 1, First Revision, of record in Plat Book 9700, Page 157, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marc A. Hayes by Deed from Josette M. Bianchi-Hayes of record at Instrument No. 20120125-0006902, Register's Office for Davidson County, Tennessee, dated January 9, 2012 and recorded on 20120125-0006902.
Being the same property previously conveyed to Marc A. Hayes and wife, Josette M. Bianchi-Hayes by Warranty Deed from Pablo Saavedra and wife, Suzanne Saavedra of record at Instrument No. 20120125-0006902, Register's Office for Davidson County, Tennessee, dated June 16, 2006 and recorded on June 20, 2006.

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.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 157, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8556, Page 11, amended in Book 9383, page 526, re-recorded in Book 9662, page 869, Book 10190, page 182 and Book 10410, page 89, all in the Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant,

condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of Somerset HOA recorded as Exhibit C to the aforementioned DCCR of record in Book 8556, Page 11 (beginning on page 25), in the Register's Office for Davidson County, Tennessee.

Charter of Somerset HOA of record in Book 7382, Page 225, Book 7820, page 605, Book 8235, page 521 and Book 8584, page 20, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 353 Roslyn Ct Nashville TN 37221

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 28th day of February, 2013.

Marc A. Hayes by Will, Attorney in Fact

Marc A. Hayes by Will Chapman as
Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Will Chapman,** 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 **Attorney-in-fact for Marc A Hayes,** of 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.

WITNESS my hand, at office, this 28th day of February, 2013.

Tara Jones
Notary Public

My Commission Expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014