(3)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd
Suite 203A
Nashville, Tennessee 37215

CRT File No. 13020117

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $429,000.00.

Affiant

Subscribed and sworn to before me, this8th day of March, 2013.

Notary Public
My Commission Expires: 05-06-13

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130021607 DEEDWARR
Recvd: 03/18/13 08:58 2 pgs
Fees:13.00 Taxes:1587.30
20130318-0026237

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jack M. Heath and Tonna T. Heath 6 Valley Forge Nashville TN 37205	New Owner	Tax Parcel ID No. 116-08-0A-006.00CO

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, **Michael R. Waterman and wife, Mary Anne Waterman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jack M. Heath and Tonna T. Heath, 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, TN, BEING Lot No. 6, on the Plan of Sugartree, Phase 1, of record in Book 4675, page 141 as amended in Book 4869, page 686, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468 and Book 5238, page 93, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Michael R. Waterman and wife, Mary Anne Waterman by Warranty Deed from Frank G. Witherspoon and wife, Lois C. Witherspoon, recorded on the 1st day of March, 1993 in Deed Book 8875, Page 174, 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 PHASE 1, SUGARTREE, as recorded in Plat Book 4675, Page(s) 141 and 142, amended in Book 4869, Page 686.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4857, Page 157, amended in Book 11758, Page 466.

Charter of Sugartree Homeowners Association recorded in Book 5365, Page 904, Book 5636, Page 526, Book 5639, Page 45 and Book 5683, Page 670.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 7061, Page 100.

Deed to Homeowners Association for Common Area recorded in Book 5683, Page 675.

This is improved property located at 6 Valley Forge Nashville TN 37205.

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 8th day of March, 2013.

Michael R. Waterman by Will Chapman, Attorney in Fact

Michael R. Waterman by Will Chapman, his attorney-in-fact

Mary Anne Waterman by Will Chapman, Attorney in Fact

Mary Anne Waterman, by Will Chapman, her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 Michael R. Waterman and Mary Anne Waterman,** 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 8th day of March, 2013.

Notary Public

My Commission Expires: 07/08/13