(1)

mail to:

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2003 Richard Jones Road,
Suite 203-A
Nashville, Tennessee 37215

CRT File No. 13020152

Davidson County DEEDWARR
Recvd: 03/18/13 15:32 3 pgs
Fees:18.00 Taxes:740.00
20130318-0026856

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

D. MACKEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-17-2016

The actual consideration or value, whichever is greater, for this transfer is: $200,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of March, 2013.

Notary Public
My Commission Expires: 10/17/16

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Steve L and M, LLC 2802 Vaulx Ln Nashville TN 37204	New Owner	Tax Parcel ID No. 118-02-0 096.00

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, **Shirley E. Majors,** unmarried, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steve L and M, LLC,** ("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 32, MAP OF THE FIRST SUBDIVISION OF THE W. T. BERRY ESTATE, SECTION NO. 2, as shown on plat of record in Plat Book 1130, Page 8, 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 Shirley E. Majors, unmarried by Warranty Deed from Lola Haun French formerly Lola N. Haun, recorded on the 16th day of February, 1984 in Deed Book 6232, Page 532, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE FIRST SUBDIVISION OF THE W. T. BERRY ESTATE, SECTION NO. 2, as recorded in Plat Book 1130, Page(s) 8.

This is improved property located at 2802 Vaulx Ln 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 14th day of March, 2013.

Shirley E. Majors

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shirley E. Majors, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of March, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

True Copy Certification

I, Yvette Lynn Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson
Personally appeared before me, D. Mackey a notary public for this county and state, [Yvette Lynn Meldrum] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/17/16
Notary' Seal (if on paper)

