THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, Tennessee 37215** **CRT File No. 13030073**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $475,000.00 Affiant Subscribed and sworn to before me, this 28th day of March, 2013. Notary Public My Commission Expires: 11/24/13

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bradley D. Williams and Brian A. Courtney PO Box 40934 Nashville TN 37204	New Owner	Tax Parcel ID No. 10312022400

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, **Linda Spencer Carpenter, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bradley D. Williams and Brian A. Courtney**, as joint tenants with rights of survivorship, ("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 20, BLOCK "B", MAP OF CHEROKEE PARK, SECTION 2, as shown on plat of record in Plat Book 547, Pages 175 and 176, 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 Executor's Deed from Linda Spencer Carpenter, being the Executrix of the Estate of George B. Spencer, deceased to Linda Spencer Carpenter as recorded on the 14th day of February, 2008 in Instrument No. 20080214-0015051; Warranty Deed from Sam H. Hirshberg, Executor of the Estate of Rose Hirshberg to George B. Spencer as recorded on the 21st day of September, 1990 in Deed Book 8200, Page 382 and Probate Docket #07P-319, 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.

This is improved property located at 104 Lauderdale Rd 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.

The subject property has never been the residence of Grantor, Linda Spencer Carpenter, or her spouse, Michael S. Carpenter.

BILL GARRETT, Davidson County
Trans:T20130025826 DEEDWARR
Recvd: 04/01/13 12:17 2 pgs
Fees:13.00 Taxes:1757.50
20130401-0031416

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 March, 2013.

Linda Spencer Carpenter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Linda Spencer Carpenter, 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 28th day of March, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014