THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203-A** **Nashville, Tennessee 37215** **CRT File No. 13020179** JULIE BERRYMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER MY COMMISSION EXPIRES: DECEMBER 23, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $180,000.00. Affiant Subscribed and sworn to before me, this 4th day of April 2013. Notary Public My Commission Expires: 12/23/14

WARRANTY DEED

Address New Owner: Richard Lear and Jaclyn Lear 1040 Fitzpatrick Rd Nashville TN 37214	Send Tax Bills To: Pinnacle Bank P.O. Box 331678 Murfreesboro, TN 37133	Tax Information: Tax Parcel ID No. 108-04-0 187.00

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, **Gregory C. Lantz, unmarried, and Linda Runge, unmarried,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Richard Lear and Jaclyn Lear, 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, Tennessee, being Lot 353, SECTION SEVEN, LARCHWOOD, as shown on plat of record in Plat Book 6900, Page 274, 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 Quitclaim Deed from Gregory C. Lantz to Gregory C. Lantz and Linda Runge, as joint tenants with the right of survivorship as recorded on the 22nd day of January, 2008 in Instrument No. 20080122-0006822 and Warranty Deed from Eric Wainwright Carter and wife, Leitha N. Carter to Gregory C. Lantz, unmarried as recorded on the 7th day of November, 2007 in Instrument No. 20071107-0131169, 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 1040 Fitzpatrick Rd Nashville TN 37214

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.

BILL GARRETT, Davidson County
Trans:T20130028267 DEEDWARR
Recvd: 04/08/13 10:39 2 pgs
Fees:13.00 Taxes:666.00
20130408-0034365

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of April 2013.

Gregory C. Lantz

Linda Runge by Gregory C. Lantz, her Attorney in fact

by Gregory Lantz
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, aforesaid, Gregory C. Lantz with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of April 2013.

Notary Public

JEFFREY DUTILE
Notary Public, Massachusetts
My Commission Expires August 15, 2019

My Commission Expires: 8-15-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gregory C. Lantz, 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 Linda Runge, 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 4th day of April 2013

Notary Public

JEFFREY DUTILE
Notary Public, Massachusetts
My Commission Expires August 15, 2019

My Commission Expires: 8-15-2019