RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13030143**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $770,000.00. Affiant Subscribed and sworn to before me, this8th day of April, 2013. Notary Public My Commission Expires: 07/08/13

Rachel Neal STATE OF TENNESSEE NOTARY PUBLIC Davidson County

WARRANTY DEED

Address New Owner: Nathan A. Murrell and Lindsey G. Murrell 6404 Worchester Dr Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 157-00-0 089.00

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, **Carl W. Zimmerman, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nathan A. Murrell and wife, Lindsey G. Murrell** ("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 21, SECTION ONE, DEVONSHIRE MANOR, as shown on plat of record in Plat Book 5200, Pages 122 and 123, 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 Carl W. Zimmerman and wife, Janice B. Zimmerman by Deed from James E. Patterson, recorded on the 30th day of May, 1979 in Deed Book 5442, Page 524, in the Register's Office of Davidson County, Tennessee. The said Janice B. Zimmerman having since died on January 19, 2009.

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 SECTION ONE, DEVONSHIRE MANOR, as recorded in Plat Book 5200, Page(s) 122 and 123.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5381, Page 394.

Charter of Homeowners Association recorded in Book 7584, Page 337.

This is improved property located at 6404 Worchester Dr Nashville TN 37221.

The said property has never been the marital residence for the current spouse of Carl W. Zimmerman.

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.

BILL GARRETT, Davidson County
Trans:T20130029785 DEEDWARR
Recvd: 04/11/13 13:41 2 pgs
Fees:13.00 Taxes:2849.00
20130411-0036059

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 April, 2013.

Carl W. Zimmerman by [signature], Attorney in Fact

Carl W. Zimmerman by Will Chapman, his 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 Carl W. Zimmerman,** 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 April, 2013.

[signature]
Notary Public

My Commission Expires: 07/08/13

