THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13030144**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $369,000.00. Affiant Subscribed and sworn to before me, this9th day of April, 2013. Notary Public My Commission Expires: 4-25-2016

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Whitney Henry and Alex O. Kimerling 8 Redbud Dr Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-01-0-B 128.00 CO

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, **Everette I. Howell Jr., married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Whitney Henry and Alex O. Kimerling, wife and husband,** ("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 8, REDBUD, A PLANNED UNIT DEVELOPMENT, as shown on plat of record in Plat Book 4675, Page 137, amended in Book 5003, Page 925 and Book 5807, Page 692, 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 Warranty Deed from Judith Howell, unmarried, formerly known as Judith Hagan to Everette I. Howell, Jr. as recorded on the 4th day of August, 2011 in Instrument No. 20110804-0059898 and Warranty Deed from Edward L. Winn and wife, Azile W. Winn to Judith Hagan as recorded on the 8th day of February, 2008 in Instrument No. 20080208-0013184, 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 REDBUD, A PLANNED UNIT DEVELOPMENT, as recorded in Plat Book 4675, Page(s) 137, amended in Book 5003, Page 925 and Book 5807, Page 692.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 4845, Page 935.

Dedication of common area to Redbud Cooperative Corporation recorded in Book 4861, Page 613.

Charter of Incorporation of Redbud Cooperative Corporation recorded in Book 4852, Page 607.

This is improved property located at 8 Redbud Dr Nashville TN 37215.

The said property has never been the marital residence of the Grantor.

BILL GARRETT, Davidson County
Trans:T20130030479 DEEDWARR
Recvd: 04/15/13 10:18 2 pgs
Fees:13.00 Taxes:1365.30
20130415-0036934

The said property has never been the marital residence of the Grantor.

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 9th day of April, 2013.

Everette I. Howell Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Everette I. Howell Jr., 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 9th day of April, 2013.

Notary Public

My Commission Expires: _____

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