(1)

BILL GARRETT, Davidson County
Trans:T20130030555 DEEDWARR
Recvd: 04/15/13 11:21 3 pgs
Fees:18.00 Taxes:1998.00
20130415-0037034

FROM: Elizabeth R. Chalfant

TO: Jack M. Heath and wife, Tonna T. Heath

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Jack M. and Tonna T. Heath 5 Valley Forge Nashville, TN 37205	(Same)	Map 116-8-F Parcel 124

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Walter H. Crouch, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)
Williamson

The actual consideration or value, whichever is greater, for this transfer is $540,000.00.

Georgette L Kuma
Affiant

JENNIFER S. DUNLAP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 12th day of April, 2013.

Jennifer D Lunlap
Notary Public
My Comm. Expires: 9/23/13

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Elizabeth R. Chalfant, an unmarried person, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Jack M. Heath and wife, Tonna T. Heath, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 124 on the plan of the Resubdivision of Lots 123 and 124 of Sugartree, Phase 3, of record in Book 5210, Page 34 revised and amended by instruments of record in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, all in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the westerly margin of Prospect Hill; thence southwardly 57.0 feet to a point, said point being the common front corner of Lots 124 and 125; thence westwardly with the line between said Lots 124 and 125, 91.0 feet to a point, said point being the common rear corner of said Lots 124 and 125; thence northwardly 83.0 feet to a point, said point being the common rear corner of Lots 123 and 124; thence eastwardly with the line between said Lots 123 and 124, 63.0 feet to a point, said point being the common front corner of Lots 123 and 124; thence southwardly 16.0 feet to a point; thence eastwardly 18.0 feet to a point, said point being the beginning of a curve to the right, said curve having a radius of 10.0 feet and a length of 15.71 feet; thence with said curve to the point of beginning.

Being the same property conveyed to Elizabeth R. Chalfant, by deed from Richard W. Cardin and wife, Nancy Cardin, of record in Book 9397, page 36, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2013 Metropolitan Government Taxes, which have been prorated.

2. All matters shown on the plan of record in Book 5210, page 343, said Register's Office, as amended in Book 5169, page 426; Book 5191, page 412; Book 5222, page 468; Book 5238, page 93, said Register's Office.

3. Declaration of Covenants, Conditions and Restrictions for Sugartree, of record in Book 4857, page 157, said Register's Office, as amended in Book 4911, page 356; Book 4996, page 126; Book 5003, page 688; Book 5087, page 220; Book 5152, page 401; Book 5514, page 138; Book 5691, page 61, said Register's Office, as amended and restated by Amended and Restated Declaration of Covenants, Conditions and Restrictions, of record in Book 11758, page 466, said Register's Office.

This is improved property located at 124 Prospect Hill, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 12th day of April, 2013.

Elizabeth R. Chalfant
By: Walter H. Crouch, Attorney-in-Fact
Elizabeth R. Chalfant, by Walter H. Crouch, as 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, the within named Walter H. Crouch to me known to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Elizabeth R. Chalfant, the bargainor, and acknowledged that he executed the same as the free act and deed of the said Elizabeth R. Chalfant for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 12th day of April, 2013.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 7/6/15

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.