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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13040084**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $430,000.00. Affiant Subscribed and sworn to before me, this2nd day of May, 2013. Notary Public My Commission Expires: 5/6/2013

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TN

BILL GARRETT, Davidson County
Trans:T20130038458 DEEDWARR
Recvd: 05/08/13 11:22 2 pgs
Fees:13.00 Taxes:1591.00
20130508-0046513

WARRANTY DEED

Address New Owner: Christopher D. Isham 5939 Post Road Nashville TN 37205	Send Tax Bills To: ~~New Owner~~ XXXXXXXXX SunTrust Mortgage, Inc. 901 Semmes Avenue Richmond, VA 23224	Tax Information: Tax Parcel ID No. 116-09-0 083.00

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, **Robert M. Waters and Natalie D. Waters, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher D. Isham**, ("Grantees"), his 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 394, HILLWOOD ESTATES, SECTION 15, as shown on plat of record in Plat Book 2900, Page 117, 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 Robert M. Waters, and Natalie D. Waters, husband and wife by Warranty Deed from Eric Sox, married, recorded on the 17th day of November, 2009 in Instrument No. 20091117-0105620, 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 HILLWOOD ESTATES, SECTION 15, as recorded in Plat Book 2900, Page(s) 117.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3316, Page 575.

This is improved property located at 5939 Post Road 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.

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 2nd day of May, 2013.

Robert M. Waters

Natalie D. Waters

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert M. Waters and Natalie D. Waters, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of May, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014