THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13040175**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whicheyer is geater, for this transfer is: $10,000.00. Affiant Subscribed and sworn to before me, this2nd day of May, 2013. Notary Public My Commission Expires: 3/18/14

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

WARRANTY DEED

Address New Owner: David Neyland and Kelly Neyland 4118 Oriole Place Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131030N00100CO

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, **Sarah Zanotti, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Neyland and Kelly Neyland, 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 Unit A on the Horizontal Property Regime of Oriel Place Condominiums of record in the Declaration of Master Deed of record in Instrument #20030716-0099416, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed by Warranty Deed from Richard W. Tomlin, unmarried, and Lily M. Tomlin, unmarried to Sarah Zanotti, unmarried as recorded on the 2nd day of May, 2011 in Instrument No. 20110502-0033259 and Warranty Deed from James Edward Underwood, married to Richard W. Tomlin and Lily M. Tomlin, as joint tenants with right of survivorship and not as tenants in common as recorded on the 10th day of October, 2003 in Instrument No. 20031010-0151013, rerecorded at Instrument No. 20041027-0129168, 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 recorded in Plat Book 1130, Page(s) 30.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1165, Page 562.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ORIEL PLACE Condominium of record in Instrument No. 20030716-0099416; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Sewer Easement recorded in Book 3893, Page 102.

BILL GARRETT, Davidson County
Trans:T20130038607 DEEDWARR
Recvd: 05/08/13 14:37 2 pgs
Fees:13.00 Taxes:1517.00
20130508-0046675

This is improved property located at 4118 Oriole Place Nashville TN 37215.

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.

Sarah Zanotti by Belinda Zanotti Attorney-in-fact

Sarah Zanotti by Belinda Zanotti, 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, Belinda Zanotti, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Sarah Zanotti, 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 2nd day of May, 2013.

Notary Public

My Commission Expires: _____

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