THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13040030**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $670,000.00. Affiant Subscribed and sworn to before me, this 8th 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

WARRANTY DEED

Address New Owner: Gabriel Asbun-Luna 117 Brighton Close Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104130F11700CO

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, **Lauren M. Lewis, Trustee of the Lauren Lewis Revocable Trust U/D/T dated February 8, 2006, as to an undivided fifty percent (50%) interest and George M.D. Lewis, III, Trustee of the George Luke Lewis Revocable Trust U/D/T dated February 8, 2006, as to an undivided fifty percent (50%) interest** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Gabriel Asbun-Luna and Ieda Boschi-Asbun, husband and wife,** ("Grantees"), its 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 No. 117 of Phase 1B, on the Revised Site Plan of Brighton Close Phase 1A, 1B, 1D, and Phase II, a Planned Unit Development, of record in Plat Book 7900, Page 136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed by Warranty Deed from Edward James Norman, III and wife, Kimberly Holliday Norman to Lauren M. Lewis, Trustee of the Lauren Lewis Revocable Trust U/D/T dated February 8, 2006, as to an undivided fifty percent (50%) interest and George M.D. Lewis, III, Trustee of the George Luke Lewis Revocable Trust U/D/T dated February 8, 2006, as to an undivided fifty percent (50%) interest as recorded on the 22nd day of December, 2011 in Instrument No. 20111222-0100144; General Warranty Deed from Edith L. Glaser, an unmarried woman to Edward James Norman, III and wife, Kimberly Holliday Norman as recorded on the 2nd day of May, 2011 in Instrument No. 20110502-0033069 and Warranty Deed from David H. Paine and Kathleen M. Monaghan, husband and wife to Edith L. Glaser, an unmarried woman as recorded on the 23rd day of July, 2008 in Instrument No. 20080723-0075267, 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.

BILL GARRETT, Davidson County
Trans:T20130039016 DEEDWARR
Recvd: 05/09/13 14:18 2 pgs
Fees:13.00 Taxes:2479.00
20130509-0047159

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRIGHTON CLOSE, as recorded in Plat Book 7900, Page(s) 136, Boundary Plat recorded in Plat Book 6900, Page 716.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7803, Page 458, Book 8561, Page 812, Book 8561, Page 819, Book 8561, Page 824, Book 8561, Page 829, Book 8561, Page 834, Book 8561, Page 839, Book 8561, Page 844, Book 8698, Page 557 and Book 9372, Page 356 and Instrument No. 20001003-0098148.

Charter of Homeowners Association recorded in Book 7522, Page 131, Book 7522, Page 134 and Book 8446, Page 679.

Conveyance of Common Area recorded in Book 8698, Page 549.

This is improved property located at 117 Brighton Close 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 8th day of May, 2013.

Dawn Nepp, Trustee of the Lauren Lewis Revocable Trust U/D/T dated February 8, 2006

Dawn Nepp, Trustee of the George Luke Lewis Revocable Trust U/D/T dated February 8, 2006

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dawn Nepp, 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 a trustee of the Lauren Lewis Revocable Trust U/D/T dated February 8, 2006 and of the George Luke Lewis Revocable Trust U/D/T dated February 8, 2006, 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 May, 2013.

Notary Public

My Commission Expires:

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