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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste A203**<br>**Nashville, Tennessee 37215**<br><br>**CRT File No. 13040211** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $772,500.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 31st day of May, 2013.<br><br>Notary Public<br>My Commission Expires: 6-26-16 |

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

# WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Walter Conyers<br>Whitney Conyers<br>5324 Lancelot Rd<br>Brentwood TN 37027 | Send Tax Bills To:<br>~~New Owner~~<br>Regions Bank d/b/a<br>Regions Mortgage<br>2050 Parkway Office Circle<br>Birmingham, AL 35244 | Tax Information:<br>Tax Parcel ID No.<br>159-03-0-020.00 |

**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, **Cabot Hyde and Helen Hyde, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Walter Conyers and wife, Whitney Conyers**, ("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 Lot 1, SECTION 2, RESUBDIVISION OF LOT 29, CAMELOT ACRES, as shown on plat of record in Plat Book 8250, Page 376, 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 Cabot Hyde and wife, Helen Hyde by Warranty Deed from Richard C. Huddleston and wife, Janet H. Huddleston, recorded on the 27th day of April, 2004 in Instrument No. 20040427-0047831, 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 SECTION 2, RESUBDIVISION OF LOT 29, CAMELOT ACRES, as recorded in Plat Book 9700, Page(s) 151 and Plat Book 8250, Page 376.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4193, Page 144.

This is improved property located at 5324 Lancelot Rd Brentwood TN 37027

**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

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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 28th day of May, 2013.

Cabot Hyde

Helen Hyde

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cabot Hyde and Helen Hyde, with whom I am personally acquainted, and who acknowledged that they have executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st. day of May, 2013.

Notary Public

My Commission Expires: 9/9/14

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

## True Copy Certification

I, Cheryl Dillon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ryan Rafoth, a notary public for this county and state, Cheryl Dillon, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-26-16
Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY