THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 13040269

BILL GARRETT, Davidson County
Trans: T20130049452 DEEDWARR
Recvd: 06/12/13 15:27 2 pgs
Fees: 13.00 Taxes: 1067.73

20130612-0060026

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $288,575.00.

Affiant

Subscribed and sworn to before me, this 31st day of May, 2013.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James L Schorr, Jr. 400 Valley Trace Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 143-06A-069.00CO

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, **Darren Shane Holt and Julia Crigler Holt, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James L Schorr, Jr., unmarried**, ("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 No. 35 on the Plan of Phase Two, Harpeth Trace Estates, of record in Plat Book 5200, Pages 556, 557 & 558, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Darren Shane Holt and wife, Julia Crigler Holt by Deed from Leslie C. Bates and wife, Judy L. Bates of record at Instrument No. 20041109-0135241, Register's Office for Davidson County, Tennessee, dated November 3, 2004 and recorded on November 9, 2004.

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.

Taxes for the year 2013 a lien, not yet due and payable. Due on 12/01/2013.

Subject to all matters shown on the Plan of record in Plat Book 5200, Pages 556, 557 & 558, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5120, Pages 208 and 918, Book 5182, Page 767, Book 5178, Page 138, Book 5182, Page 769, Book 5380, Page 357, and Book 6094, Page 718, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Charter of record in Book 5120, Page 199, and Book 6556, Page 693, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4889, Page 192, Book 5360, Page 320, Book 5364, Page 882, and Book 6380, Page 201, in the Register's Office for Davidson County, Tennessee.

Overpass Construction Agreement of record in Book 5102, Page 956, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 5142, Pages 690 and 694, in the Register's Office for Davidson County, Tennessee.

Ingress and Egress Easement of record in Book 6407, Page 891, in the Register's Office for Davidson County, Tennessee.

Overhead Line Easement of record in Book 6407, Page 892, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Access Roads, Reservoir and Pumping Station and Water Mains and Appurtenances of record in Book 5099, Page 783, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 400 Valley Trace Drive Nashville TN 37221

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 31st day of May, 2013.

Darren Shane Holt

Julia Crigler Holt

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Darren Shane Holt and Julia Crigler Holt, with whom I am personally acquainted, and who acknowledged that she 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: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014