THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13050228** **Return to:** **Foundation Title and Escrow, LLC.** **2672 N. Mt. Juliet Rd.** **Mt. Juliet, TN 37122**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $735,000.00. Affiant Subscribed and sworn to before me, this7th day of June, 2013. Notary Public My Commission Expires: 6/15/14

CONNIE J. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

WARRANTY DEED

Address New Owner: Ofir Shavit and Juliet Shavit 3 Warwick Lane Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-14-0-G 109.00CO

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, **Lucile Houseworth and Mark A. Magnuson, Trustees of The Lucile Houseworth Living Trust, established by the Revocable Trust Agreement of Lucile Houseworth, dated November 30, 2007** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ofir Shavit and Juliet Shavit, 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 Lot 10, WHITWORTH, PHASE 01B, as shown on plat of record in Plat Book 7900, Page 415, 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 by Warranty Deed from Lucile Houseworth to Lucile Houseworth and Mark A. Magnuson, Trustees of The Lucile Houseworth Living Trust, established by the Revocable Trust Agreement of Lucile Houseworth, dated November 30, 2007 as recorded on the 12th day of December, 2007 in Instrument No. 20071212-0143252; Warranty Deed from Mark A. Magnuson to Lucile Houseworth as recorded on the 6th day of December, 2007 in Instrument No. 20071206-0141238 and Warranty Deed from Keith Perryman and Kimmy Lee Perryman to Mark Magnuson and wife Lucile Houseworth as recorded on the 24th day of November, 1993 in Deed Book 9163, Page 489, 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 WHITWORTH, PHASE 01B, as recorded in Plat Book 7900, Page(s) 415, Plat Book 7900, Pages 47-51 and Boundary Plat recorded in Plat Book 6900, Page 838.

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions and Restrictions recorded in Book 8026, Page 305, Book 8047, Page 243, Book 8282, Page 45, Book 9778, Page 27 and Instrument No. 20100615-0046543.

Terms and provisions of by-Laws amended in Instrument No. 20020812-0097386.

BILL GARRETT, Davidson County
Trans:T20130050236 DEEDWARR
Recvd: 06/14/13 12:05 2 pgs
Fees:13.00 Taxes:2719.50
20130614-0061023

Charter of Homeowners Association recorded in Book 8090, Page 691, amended in Book 8283, Page 523.

Easement recorded in Book 7868, Page 759.

Quitclaim Deed to Homeowners Association for Common Areas and Roadways recorded in Book 9778, Page 29.

This is improved property located at 3 Warwick Lane 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 7th day of June, 2013.

Lucile Houseworth, Trustee

Lucile Houseworth, Trustee of The Lucile Houseworth Living Trust, established by the Revocable Trust Agreement of Lucile Houseworth, dated November 30, 2007

Mark A. Magnuson, Trustee

Mark A. Magnuson, Trustee of The Lucile Houseworth Living Trust, established by the Revocable Trust Agreement of Lucile Houseworth, dated November 30, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lucile Houseworth and Mark A. Magnuson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the trustees of The Lucile Houseworth Living Trust, established by the Revocable Trust Agreement of Lucile Houseworth, dated November 30, 2007, 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 7th day of June, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 9, 2014