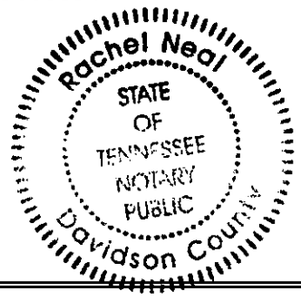
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13060134** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $249,900.00. Affiant Subscribed and sworn to before me, this17th day of June, 2013. Notary Public My Commission Expires: 07/08/13

WARRANTY DEED

Address New Owner: Zachary Sanders and Brynna Brashear 1605 Crosswind Pl Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172150A17800CO

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, **Nina M. Lampley, an unmarried person and Stella M. Lampley, an unmarried person, as joint tenants with full rights of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Zachary Sanders, unmarried and Brynna Brashear, unmarried** ("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 214, SECTION TEN, HOLT WOODS R20 RESIDENTIAL P.U.D., as shown on plat of record in Plat Book 9700, Pages 281 and 282, 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 Nina M. Lampley, an unmarried person and Stella M. Lampley, an unmarried person, as joint tenants with full rights of survivorship by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, recorded on the 12th day of July, 2010 in Instrument No. 20100712-0054680, 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 HOLT WOODS, SECTION TEN, as recorded in Plat Book 9700, Page(s) 281 and 282.

Charter of the Holt Woods Homeowners Association of record in Book 9570, Page 5, Register's Office for Davidson County, Tennessee.

Quit Claim Deed for common areas to the Holt Woods Homeowners Association of record in Instrument No. 20020807-0095356, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9570, Page 22, and amended in Book 10256, Page 506 and Book 10258, Page 122, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130052352 DEEDWARR
Recvd: 06/20/13 14:05 2 pgs
Fees:13.00 Taxes:924.63
20130620-0063454

Joint Road Way Use and Maintenance Agreement of record in Book 5707, Page 706 and Book 5720, Page 183, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 9570, Page 13, Register's Office for Davidson County, Tennessee.

This is improved property located at 1605 Crosswind Pl Nashville TN 37211.

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 17th day of June, 2013.

Nina M. Lampley

Nina M. Lampley

Stella M. Lampley

Stella M. Lampley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 17th day of June, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014