THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20130052610 DEEDWARR
Recvd: 06/21/13 10:10 2 pgs
Fees:13.00 Taxes:717.80
20130621-0063727

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***194,000.00.

Affiant

Subscribed and sworn to before me this 18th day of June, 2013.

Notary Public

My Commission Expires: 8.20.13

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Gregory M. Carpenter 305 Sentinel Drive Nashville, Tennessee 37209	SAME	MAP 103-04-0 PARCEL 299.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Four Thousand and 00/100 Dollars ($***194,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Bryan Chambers and Heather Chambers, husband and wife, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Gregory M. Carpenter, unmarried, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 98 on the Plan of Valley View Subdivision, Section 3, of record in Book 2330, Page 148, 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 Bryan Chambers and Aaron Chambers, both unmarried, as tenants in common with the right of survivorship, by Warranty Deed dated June 30, 2005, from Robin J. Pisciotta and husband, John L. Pisciotta, Jr., and John L. Pisciotta, Sr., unmarried, all as joint tenants with right of survivorship, of record as Instrument Number 20050719-0083976 in the Register's Office for Davidson County, Tennessee; the said Aaron Chambers having since conveyed his interest in subject property to Bryan Chambers and wife, Heather Chambers, by Quitclaim Deed dated January 5, 2009, of record as Instrument No. 20090109-0002333 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 305 Sentinel Drive, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Valley View Subdivision, Section 3, of record in Book 2330, page 148, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 18th day of June, 2013.

Bryan Chambers

Heather Chambers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bryan Chambers and Heather Chambers, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of June, 2013.

Notary Public

My Commission Expires: 8.20.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY