THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31186-05-2013** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $376,000.00. Affiant Subscribed and sworn to before me this 28th day of June, 2013. Notary Public My Commission Expires:

JUDY G. PATTERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Charles B. Lee, Catherine B. Lee 1706 Warfield Dr Nashville, TN 37215	Gardner Financial Services, Ltd. 1635 N.E. Loop 410, #700 San Antonio, TX 78209	Map and Parcel No.: 131 030 15800

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, **Rachel V. Ridenour, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles B. Lee and wife, Catherine B. Lee** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1706 Warfield Dr, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 26 day of June, 2013.

Rachel V. Ridenour

OFFICIAL SEAL
PAM S CARSTEN
NOTARY PUBLIC-OREGON
COMMISSION NO. 461729
MY COMMISSION EXPIRES SEPTEMBER 12, 2015

STATE OF Oregon, COUNTY OF Multnomah SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Rachel V. Ridenour**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2013.

Notary Public

My Commission Expires: September 12, 2015

BILL GARRETT, Davidson County
Trans:T20130055529 DEEDWARR
Recvd: 07/01/13 10:24 2 pgs
Fees:13.00 Taxes:1391.20

20130701-0067394

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Neil Hunt Subdivision, of record in Plat Book 974, page 19, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Rachel V. Ridenour, unmarried, by deed dated April 4, 2005, from W. A. Charron and wife, Alice J. Charron, of record in Instrument No. 20050407-0038182, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantees.
2. Restrictive covenants contained in an instrument of record in Book 1129, page 321, amended in Book 6104, page 64, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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).
3. All matters appearing on the Plan of record as Book 974, page 19, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4110, page 643, Register's Office for Davidson County, Tennessee.