THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13040032**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $225,000.00. Affiant Subscribed and sworn to before me, this 27th day of June, 2013. Notary Public My Commission Expires:

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2015

WARRANTY DEED

Address New Owner: James Granberry and Sara Granberry 1337 Duncanwood Court Brentwood TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-08-0 018.00

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, **Duncanwood Reserve, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Granberry and Sara Granberry, Husband and Wife**, ("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 8, DUNCANWOOD, PHASE II, as shown on plat of record in Instrument No. 20121018-0095689, 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 Special Warranty Deed from Monroe Harding, Inc. a Tennessee corporation formerly known as The Monroe Harding Children's Home to Duncanwood Reserve, LLC, a Tennessee limited liability company as recorded on the 9th day of April, 2012 in Instrument No. 20120409-0029637 and Deed from J. O. Cheek, Jr., and wife, Lillian F. Cheek to The Monroe Harding Children's Home, a Corporation as recorded on the 27th day of September, 1945 in Deed Book 1339, Page 282, 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DUNCANWOOD, PHASE II, as recorded in Instrument No. 20121018-0095689.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20121025-0098047.

BILL GARRETT, Davidson County
Trans:T20130056419 DEEDWARR
Recvd: 07/02/13 15:32 2 pgs
Fees:13.00 Taxes:832.50
20130702-0068502

Charter of Homeowners Association recorded at Instrument No. 20121030-0099403.

Easement for Sanitary Sewer, recorded in Book 3345, Page 66.

Agreement for Dedication of Easement recorded at Instrument No. 20011120-0127782.

Inspection and Maintenance Agreement recorded at Instrument No. 20120402-0027411.

Temporary Construction Access Easement Agreement recorded at Instrument No. 20120409-0029638.

Sewer Easement Agreement recorded at Instrument No. 20120409-0029639.
Agreement for Dedication of Easement recorded at Instrument No. 20120628-0056657.

This is improved property located at 1337 Duncanwood Court Brentwood, TN 37204.

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 27th day of June, 2013.

Duncanwood Reserve, a Tennessee limited liability company

BY: _____
Micah A. Lacher, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Micah A. Lacher, with whom I am personally acquainted, and who upon oath acknowledged himself to be President of Duncanwood Reserve, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its President.

Witness my hand, at office, this 27th day of June, 2013.

_____
Notary Public

My Commission Expires: _____

JONATHAN A. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2015