BOX 10-A

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13070174**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $90,000.00. Affiant Subscribed and sworn to before me, this19th day of August, 2013. Notary Public My Commission Expires:

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

BILL GARRETT, Davidson County
Trans:T20130071817 DEEDWARR
Recvd: 08/20/13 11:26 2 pgs
Fees:13.00 Taxes:2183.00
20130820-0087631

WARRANTY DEED

Address New Owner: Olivia Hutul 948A Caldwell Ln Nashville TN 37204	Send Tax Bills To: ~~New Owner~~Suntrust Mortgage 901 Semmes Ave., Richmond, VA 23224	Tax Information: Tax Parcel ID No. 118-13-0 145.00

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, **Shaffer Home Services, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Olivia Hutul, unmarried** ("Grantees"), her 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 Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Caldwell Place, a horizontal property regime with private elements, as shown of record in Instrument No. 20120626-0056094, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Karen Mosley Mills, Heir at Law of Regina V. Mosley, deceased to Shaffer Home Services, LLC as recorded on the 21st day of June, 2012 in Instrument No. 20120621-0054296; Warranty Deed from W. L. Vincent and wife, Goldie Vincent to Dode Smith Mosly and wife, Regina V. Mosly as recorded on the 2nd day of December, 1954 in Deed Book 2334, Page 295 and Affidavit of Inheritance as recorded on the 14th day of July, 2005 in Instrument No. 20050714-0081626, 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 LIPSCOMB HEIGHTS, as recorded in Plat Book 2083, Page(s) 61.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2245, Page 102 and Instrument No. 20120626-0056094.

Charter recorded at Instrument No. 20120626-0056093.

This is improved property located at 948A Caldwell Ln Nashville 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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 19th day of August, 2013.

Shaffer Home Services, LLC

By: Vance Bryan Shaffer, Member

By: Vance Allan Shaffer, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vance Bryan Shaffer and Vance Allan Shaffer, 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 members of Shaffer Home Services, LLC, 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 19th day of August, 2013.

Notary Public

My Commission Expires: _____

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