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. 31323-07-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $207,500.00. Affiant Subscribed and sworn to before me this 14th day of August, 2013. Notary Public My Commission Expires: 1-30-14

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Nicholas Labadie, Chelsey Labadie 8113 Boone Trace Nashville, TN 37221	USAA Fed. Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	Map and Parcel No.: 126 150 B 31100 CO

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, **Steven G. Nordstrom and wife, Tiffany Hope Nordstrom**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicholas James Labadie and Chelsey M. Labadie, husband and wife** ("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 8113 Boone Trace, Nashville, TN 37221

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 14th day of August, 2013.

Steven G. Nordstrom

Tiffany Hope Nordstrom

Tiffany Hope Nordstrom

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Steven G. Nordstrom and Tiffany Hope Nordstrom**, 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, at office, this 14th day of August, 2013.

Notary Public

My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20130071912 DEEDWARR
Recvd: 08/20/13 13:49 2 pgs
Fees:13.00 Taxes:767.75
20130820-0087763

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Section Four, Lexington Point, of record in Instrument No. 20020116-0006343, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Steven G. Nordstrom and wife, Tiffany Hope Nordstrom, by deed dated March 20, 2003, from NVR, Inc., a Virginia corporation trading as Fox Ridge Homes, of record in Instrument No. 20030324-0038459, 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. Declaration of Covenants, Conditions and Restrictions for Lexington Point of record in Instruments Nos. 20001018-0103445, 20010522-0052909, 20020214-0019754 and 20020219-0021061, 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. Charter of Incorporation of Lexington Point Homeowners Association, Inc. of record in Instrument No. 20001020-0104424, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20020116-0006343, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 1, page 25, and Book 1, page 121, Chancery Court for Davidson County, Tennessee.
6. Permanent drainage easement recorded in Instrument No. 20020729-0090373, Register's Office for Davidson County, Tennessee.
7. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 7526, pages 315, 318 and 324, Register's Office for Davidson County, Tennessee.
8. Easement to BellSouth Telecommunications of record in Instrument No. 20010329-0030190, Register's Office for Davidson County, Tennessee.
9. Easement for ingress/egress of record in Book 11669, page 837, Register's Office for Davidson County, Tennessee.
10. Easement for transmission line of record in Book 4257, page 647, Register's Office for Davidson County, Tennessee.
11. Easement for right of way granted to TVA of record in Book 4205, page 194, and Book 4226, page 715, Register's Office for Davidson County, Tennessee.
12. Easement for granted to Nashville Chattanooga and St. Louis Railway of record in Book 513, page 396, Register's Office for Davidson County, Tennessee.
13. Easement to Tennessee Electric Power Company of record in Book 751, page 375, and Book 787, page 7, Register's Office for Davidson County, Tennessee.
14. Storm water detention agreement of record in Instrument No. 20020729-0090372, Register's Office for Davidson County, Tennessee.