THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13070010** KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $233,000.00. Affiant Subscribed and sworn to before me, this 19th day of August, 2013. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: David Schwope and Rebecca Schwope 5220 Kincannon Dr Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 160-04-0 101.00

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, **Betty J. Seals, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David Schwope and Rebecca Schwope, Husband and Wife**, ("Grantees"), their 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 1122, SECTION XI, BRENTWOOD HALL, as shown on plat of record in Plat Book 2331, Page 134, 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 to James B. Linn and wife, Maxine S. Linn by Warranty Deed from Eldon E. Seals and wife, Betty J. Seals, recorded on the 4th day of May, 1967 in Deed Book 4127, Page 985, in the Register's Office of Davidson County, Tennessee. The said Eldon E. Seals having since died on May 23, 1983.

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 SECTION XI, BRENTWOOD HALL, as recorded in Plat Book 2331, Page(s) 134.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2543, Page 155.

This is improved property located at 5220 Kincannon Dr Nashville TN 37220.

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

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Trans:T20130072012 DEEDWARR
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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.

Betty J. Seals

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Betty J. Seals, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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