WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $355,000.00.

Affiant

Subscribed and sworn to me on September 3, 2013.

NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20130075842 DEEDWARR
Recvd: 09/03/13 12:20 2 pgs
Fees:13.00 Taxes:1313.50

20130903-0092448

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26676SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Halle Webster Fowler Trust 425 Valley Trace Drive Nashville, TN 37221	Halle Fowler P.O. Box 2746 Chrested Butte, CO 81224	143-060-A-05.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Brian Nerstad and wife, Shona Nerstad, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Halle Webster Fowler Trust, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Harpeth Trace Estates, Phase 2, of record in Plat Book 5200, pages 556, 557 and 558, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Brian K. Nerstad, unmarried, by Warranty Deed dated March 16, 2006, from Carol Ann Thomason and Bill Thomason of record as Instrument No. 20060316-0030611 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2013 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Subject to matters shown on Plan of record in Book 5200, pages 556, 557 & 558, in the Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants of record in Book 5380, page 357, and Book 6094, page 718, in said Register's Office.

This property is also known as improved property located at 425 Valley Trace Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on August 26, 2013

Brian K Nerstad

Brian Nerstad

Shona D Nerstad

Shona Nerstad

Province of Alberta, Canada

~~**STATE OF TENNESSEE, COUNTY OF DAVIDSON**~~

On August 26, 2013, before me personally appeared Brian Nerstad and Shona Nerstad to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on August 26, 2013

NOTARY PUBLIC

STEVEN N. MANDZIUK, Q.C.
BARRISTER & SOLICITOR

STEVEN N. MANDZIUK NOTARY PUBLIC PROVINCE OF ALBERTA

My Commission Expires:

never