THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R13-1428

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Donna Carson Tucker 132 Longwood Place Nashville, TN 37215	New owner	117-09-0-B-017.00CO

BILL GARRETT, Davidson County
Trans:T20130076086 DEEDWARR
Recvd: 09/03/13 15:19 2 pgs
Fees:13.00 Taxes:1365.30
20130903-0092746

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$369,000.00**

Affiant

Subscribed and sworn to before me, this the 30th day of August, 2013.

Notary Public

My Commission Expires:
(Affix Seal)

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rachel C. Nelley, a married woman, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Donna Carson Tucker, ("Grantee")**, and Grantee's successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Longwood, as of record in Book 5200, page 86, as revised in Book 5419, page 183, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 17 fronts 60.00 feet on the northerly margin of Longwood Place and extends back between parallel lines 95.00 feet to a line in the rear, measuring 60.00 feet thereon. Together with and subject to Deed of Easement for driveway purposes of record in Book 7098, page 187, said Register's Office.

Being the same property conveyed to Rachel C. Nelley by Warranty Deed from J. Matthew Hassan and spouse, Kristina Storck, dated July 17, 2006, recorded July 17, 2006, in Instrument No. 20060717-0085973, Register's Office for Davidson County, Tennessee.

This property is not the marital residence of the Grantor(s) and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This is improved property located at: **132 Longwood Place, Nashville, TN 37215**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, her successors and assigns, forever.

Grantor covenants and binds herself to warrant and forever defend the title to said land to Grantee, her successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **30th** day of **August, 2013.**

Rachel C. Nelley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Rachel C. Nelley** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained as her free Act and Deed.

Witness my hand and Seal at office on the **30th** day of **August, 2013.**

Notary Public

PAMELA G. SIDBURY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 1-9-2016

EXHIBIT B
Permitted Exceptions

1. Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes.

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. All matters appearing on the plat recorded in Book 5200, page 86, as revised in Book 5419, page 183, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants of record in Book 5344, page 353, Register's Office for Davidson County, Tennessee; and as provided in those By-Laws appended thereto and of record in Instrument No. 20130716-0073196, Register's Office for Davidson County, Tennessee.

5. Deed of Easement for driveway purposes of record in Book 7098, page 187, Register's Office for Davidson County, Tennessee.

6. Easement for sanitary sewers and/or storm drainage of record in Book 5287, page 712 and in Book 6925, page 836, Register's Office for Davidson County, Tennessee.