BOX 10-A

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Road, Suite 203A**
**Nashville, TN 37215**

**CRT File No. 13080057**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $325,000.00

Affiant

Subscribed and sworn to before me, this 6th day of September, 2013.

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

Notary Public
My Commission Expires:

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

BILL GARRETT, Davidson County
Trans: T20130077788 DEEDWARR
Recvd: 09/09/13 10:38 2 pgs
Fees: 13.00 Taxes: 1202.50

20130909-0094801

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Joseph M. Lacher<br>Mollie K. Lacher<br>1125 Duncanwood Dr<br>Nashville TN 37204 | New Owner | Tax Parcel ID No.<br>13108001600 |

**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, **Laura S. Mizoue** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph M. Lacher and Mollie K. Lacher, Husband and Wife**, ("Grantees"), its 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 51, MAP OF DUNCANWOOD, as shown on plat of record in Plat Book 1424, Page 139, 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 Laura S. Mizoue, unmarried by Warranty Deed from John S. Thompson and wife, Angela G. Thompson, recorded on the 4th day of June, 2002 in Instrument No. 20020604-0067206, 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 DUNCANWOOD, as recorded in Plat Book 1424, Page(s) 139.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1786, Page 178.

This is improved property located at 1125 Duncanwood Dr 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.

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 6th day of September, 2013.

Laura S. Mizoue

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Laura S. Mizoue, 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 6th day of September 2013 .

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014