THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13080181**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $158,000.00. Affiant Subscribed and sworn to before me, this 12th day of September, 2013. Notary Public My Commission Expires: 12-27-15

CAITLIN E. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

WARRANTY DEED

Address New Owner: Barbara Manners 905 Maplewood Place Nashville TN 37216	Send Tax Bills To: Barbara Manners 109 Round Lake Rd. Ridgefield, CT 06877	Tax Information: Tax Parcel ID No. 061-07-173

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, **Joshua P. Hood and Jennifer Hood, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Barbara Manners, married** ("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 No. 7, Block B, on the Plan of Broadmoor, as of record in Plat Book 547, Pages 161 and162, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joshua P. Hood and wife, Jennifer Hood by Deed from Joshua P. Hood of record at Instrument No. 20090806-0073907, Register's Office for Davidson County, Tennessee, dated August 05, 2009 and recorded on August 06, 2009.

Being the same property conveyed to Joshua P. Hood by Deed from Jonathan Lawrence and Melissa Lawrence of record in Instrument No. 20060504-0052129, Registers Office for Davidson County, Tennessee, dated April 27, 2006 and recorded on May 04, 2006.

An Ordinance to amend the Official Street and Alley acceptance and Maintenance Map for The Metropolitan Government of Nashville and Davidson County, by changing the name of Maplewood Lane between Patapsco Street and Gallatin Pike to " Maplewood Place" of record at Ordinance No. BL2002-939 of record in the Davidson County Metro Clerks Office.

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.

Taxes for the year 2013 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 547, Pages 161 and 162, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130079769 DEEDWARR
Recvd: 09/16/13 08:57 2 pgs
Fees:13.00 Taxes:584.60
20130916-0097000

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4144, Page 746, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 905 Maplewood Place Nashville TN 37216

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 12th day of September, 2013.

Joshua P. Hood

Jennifer Hood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joshua P. Hood and Jennifer Hood, 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 12th day of September, 2013.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014