THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13090142**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $720,000.00. Affiant Subscribed and sworn to before me, this 7th day of October, 2013. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

BILL GARRETT, Davidson County
Trans: T20130087472 DEEDWARR
Recvd: 10/09/13 13:28 2 pgs
Fees: 13.00 Taxes: 2664.00
20131009-0106117

WARRANTY DEED

Address New Owner: Walker Casey Reed 112 Savoy Circle Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104140G13100CO

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, **Richard S. Bovender and Sara Bovender, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Walker Casey Reed**, ("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 20, WHITWORTH PHASE 02, as shown on plat of record in Plat Book 7900, Page 470, 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 Richard S. Bovender, an unmarried man by Warranty Deed from Steven L. Swartz and wife, Stephanie Swartz, recorded on the 18th day of January, 2002 in Instrument No. 20020118-0007879, 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 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WHITWORTH PHASE 02, as recorded in Plat Book 7900, Page(s) 470.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 8026, Page 305, Book 8282, Page 45, Book 8830, Page 249, Book 9144, Page 153, Book 9778, Page 27 and Instrument No. 20100615-0046543.

Charter of Homeowners Association recorded in Book 8090, Page 691 and Book 8283, Page 523.

Easement for Water Mains, recorded in Book 7868, Page 959.

Easement recorded in Book 4177, Pages 148 and 149, Book 3467, Page 194 and Book 3505, Page 338.

Quitclaim Deed to Homeowners Association for Open Space recorded in Book 9778, Page 32.

Designation and Agreement recorded in Book 8830, Page 270.

Restrictive Covenant for Accessory Apartment recorded at Instrument No. 20091218-0115265.

This is improved property located at 112 Savoy Circle Nashville TN 37205

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 7th day of October, 2013.

Richard S. Bovender Sara Bovender

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard S. Bovender and Sara Bovender, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of October, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014