File Box 8

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13110070**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $864,000.00. Affiant Subscribed and sworn to before me, this 5th day of December, 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:T20130103318 DEEDWARR
Recvd: 12/10/13 14:33 2 pgs
Fees:13.00 Taxes:3196.80
20131210-0125283

WARRANTY DEED

Address New Owner: Truxton Trust, Successor Trustee UW of W.L. Davis, Jr., fbo Adelaide D. Stevens 400 Shackleford Court Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131030R00100CO

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, **Michael T. Santi and wife, Betty A. Santi** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Truxton Trust, Successor Trustee UW of W.L. Davis, Jr., fbo Adelaide D. Stevens**, ("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 1, FINAL PLAT, OXFORD HILL CLUSTER LOT SUBDIVISION, as shown on plat of record in Instrument No. 20050512-0053719, 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 Michael T. Santi and wife, Betty A. Santi by Warranty Deed from Hammond & Brandt Builders, LLC., a Tennessee limited liability company, recorded on the 30th day of June, 2006 in Instrument No. 20060630-0078616, 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 FINAL PLAT, OXFORD HILL CLUSTER LOT SUBDIVISION, as recorded in Instrument No. 20050512-0053719.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060303-0024723.

Terms and provisions of by-Laws of Oxford Hill Homeowners Association, Inc. recorded in Instrument No. 20060303-0024724.

Stormwater Detention Agreement recorded at Instrument No. 20040917-0112313.

This is improved property located at 400 Shackleford Court Nashville TN 37215.

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 5th day of December, 2013.

Michael T. Santi

Betty A. Santi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael T. Santi and Betty A. Santi, 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 5th day of December, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014