THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13120050** BILL GARRETT, Davidson County Trans:T20130106328 DEEDWARR Recvd: 12/23/13 09:16 2 pgs Fees:13.00 Taxes:1616.90 20131223-0128989	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $437,000.00 Affiant Subscribed and sworn to before me, this 18 day of December, 2013. Notary Public My Commission Expires: 9/11/17

WARRANTY DEED

Address New Owner: Nicole D. Harper 410 Brook Hollow Road Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 115-15 -47

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, **Alys O. Venable** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicole D. Harper, unmarried** , ("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 123, WEST MEADE FARMS, INC., SECTION F, as Shown on plat of record in Plat Book 1835, Page 71, 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 Alys O. Venable by Warranty Deed from Derek M. Pace and wife, Sandra I. Pace dated July 29th, 2010 and recorded in Instrument No. 20100809-0062559, 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.

This is improved property located at 410 Brook Hollow Road 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 16th day of December, 2013.

Alys O. Venable

Alys O. Venable

STATE OF Colorado)
COUNTY OF Pueblo)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alys O. Venable, 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 16 day of December, 2013.

Notary Public

My Commission Expires: September 9, 2017

TIFFANY LYNN ESTRADA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134056298
MY COMMISSION EXPIRES SEPTEMBER 9, 2017