THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14010071**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $480,000.00. Affiant Subscribed and sworn to before me, this 13th day of February, 2014. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Michael Dolezal and Virginia Dolezal 4628 Churchwood Dr Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13214005800

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, **James W. Howell, Trustee** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Dolezal and Virginia Dolezal, Husband and Wife**, ("Grantees"), their 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 88, OAK HILL VALLEY, as shown on plat of record in Plat Book 1835, Pages 15-16, 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 by Warranty Deed from Jackie R. Cromer and wife, Roberta L. Cromer to James W. Howell and wife, Dona L. Howell as recorded on the 14th day of June, 1996 in Deed Book 10086, Page 272; Quitclaim Deed from Dona L. Howell to James W. Howell as recorded on the 22nd day of July, 2010 in Instrument No. 20100722-0057522 and Tennessee Warranty Deed from James W. Howell to James W. Howell Revocable Trust as recorded on the 20th day of April, 2011 in Instrument No. 20110420-0030376, 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 OAK HILL VALLEY, as recorded in Plat Book 1835, Page(s) 15 and 16.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1788, Page 186 and Book 1809, Page 539.

Easement for sanitary sewers and/or storm drainage to Metropolitan Government, recorded in Book 7008, Page 666.

This is improved property located at 4628 Churchwood Dr Nashville TN 37220.

BILL GARRETT, Davidson County
Trans:T20140011392 DEEDWARR
Recvd: 02/18/14 14:46 2 pgs
Fees:13.00 Taxes:1776.00
20140218-0013918

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 13th day of February, 2014.

James W. Howell, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James W. Howell, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of February, 2014.

Notary Public

My Commission Expires: _____

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