THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14051023** BILL GARRETT, Davidson County Trans:T20140047811 DEEDWARR Recvd: 07/03/14 14:00 2 pgs Fees:13.00 Taxes:1480.00 20140703-0059018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $400,000.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2014. Notary Public My Commission Expires: _____

LAURA M. ALESSIO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON CO. My Commission Expires

WARRANTY DEED

Address New Owner: **116 Westover Park Court, LLC** 2209 Crestmoor Rd, Ste 900 Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-03-0-237.00

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, **Nancy W. Duvier, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **116 Westover Park Court, LLC, a Tennessee limited liability company,** ("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. 3 of a Resubdivision of Lot 5 and Reserved Strip, Lone Oak Place, of record in Book 1130, Page 81, Register's Office for Davidson County, Tennessee, said Resubdivision being of record in Plat Book 5800, Page 190, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and detailed description.

Being the same property conveyed to Nancy W. Duvier (Unmarried) by Warranty Deed from Beginnings, Inc., recorded on the 29th day of July, 1983 in Deed Book 6104, Page 699, 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 recorded in Plat Book 1130, Page(s) 81 and Plat Book 5800, Page 190.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Driveway, recorded in Book 5983, Page 734.

Maintenance Agreement as set forth in instrument recorded in Book 6017, Page 716.

Ingress and Egress Agreement and Abandonment of Access Road recorded in Book 10746, Page 163.

This is improved property located at 116 Westover Park Ct 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 ____ day of June, 2014.

Nancy W. Duvier by Susan Duvier Bass Attorney in Fact
Nancy W. Duvier
By Susan Duvier Bass, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Susan Duvier Bass, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Nancy W. Duvier of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this ____ day of June, 2014.

Jon T. H
Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017