THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15043761

BILL GARRETT, Davidson County
Trans: T20150033834 DEEDWARR
Recvd: 05/04/15 11:22 2 pgs
Fees: 13.00 Taxes: 2164.50
20150504-0040054

BOX 10-A

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $585,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of May, 2015.

Notary Public
My Commission Expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 6, 2018

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Linda Ohringer 108 LEXINGTON CT Nashville TN 37215-3256	New Owner	Tax Parcel ID No. 131010J01800CO

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, **Howard T. Walpole Jr. and Sally T. Walpole, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Linda L. Ohringer, unmarried**, ("Grantee"), her 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. 18 on the Plan of Lexington Green, Phase 2, of record in Plat Book 6900, Page 798, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Howard T. Walpole, Jr. and wife Sally T. Walpole by Warranty Deed from Frances O. Nichols, unmarried, recorded on the 23rd day of July, 2012 in Instrument No. 20120723-0064627, 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 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LEXINGTON GREEN, PHASE 2, as recorded in Plat Book 6900, Page(s) 798.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7700, Page 476 and Book 9282, Page 442.

Charter of Lexington Green Homeowners' Association recorded in Book 7144, Page 262.

This is improved property located at 108 LEXINGTON CT Nashville TN 37215-3256

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 1st day of May, 2015.

Howard T. Walpole Jr. by Jim Harris, attorney-in-fact

Howard T. Walpole Jr. by Jim Harris, his Attorney-in Fact

Sally T. Walpole by Jim Harris attorney-in-fact

Sally T. Walpole by Jim Harris, her 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, Jim Harris, 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 Howard T. Walpole and Sally T. Walpole 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 1st day of May, 2015.

J Anderson

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018