THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16016321**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me, this 1st day of March, 2016. Notary Public My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20160017237 DEEDWARR
Recvd: 03/02/16 13:03 2 pgs
Fees:13.00 Taxes:925.00
20160302-0019991

WARRANTY DEED

Address New Owner: Emily Little 2124 Glen Haven Dr. Nolensville TN 37135-8502	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 188100A03300CO

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, **Lauren M. Spina, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily Little, a single woman** ("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 33, as shown on the map entitled Carothers Crossing, Phase 2, Section 1, Lots 21-61, of record in Instrument No. 20070807-0093924, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lauren M. Spina, unmarried by Warranty Deed from Regal Homes Co., a Tennessee corporation, recorded on the 8th day of August, 2011 in Instrument No. 20110808-0061086, 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 2016 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 CAROTHERS CROSSING, PHASE 2, SECTION 1, as recorded in Instrument No. 20070807-0093924, in the Register's Office of Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20070627-0076581, 20070627-0076582, 20070821-0099817 and 20080515-0049892, in the Register's Office of Davidson County, Tennessee.

Charter of Carothers Crossing, NA recorded at Instrument No. 20070307-0027908, in the Register's Office of Davidson County, Tennessee.

Easement recorded in Book 4588, Page 484 and Instrument Nos. 20060402-0040185, 20060526-0062228, 20070702-0078659, 20070123-0009057, 20070703-0079178 and 20070711-0082648, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 2124 Glen Haven Dr Nolensville TN 37135-8502

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 March, 2016.

Lauren M. Spina

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lauren M. Spina, 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 1st day of March, 2016.

Notary Public

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018