THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 25748-08-2006**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $87,500.00. Affiant Subscribed and sworn to before me this 10th day of August, 2006. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Rolf Zettersten 237 Thistle Lane Hermitage, TN 37076	Pinnacle National Bank 211 Commerce St., #300 Nashville, TN 37201	Map No.086.14-0A Parcel No. 237.00-CO

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, **Chris Gaines and wife, Carol Gaines**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rolf Zettersten, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 237 Thistle Lane, Hermitage, Tennessee 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 10th day of August, 2006.

Chris Gaines

Carol Gaines

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Chris Gaines and Carol Gaines**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of August, 2006.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 08/15/06 13:24 2 pgs
Fees:13.00 Taxes:323.75

20060815-0100371

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 237 on the Plan of Stage Three Hermitage Meadows as of record in Plat Book 6250, page 300, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Chris Gaines and wife, Carol Gaines, by deed dated March 9, 2005 from Sonua Bohannon of record in Instrument No. 20050311-0027230, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been prorated by the parties and assumed by the Grantee;
2. Declaration of Covenants, Conditions and Restrictions for Hermitage Meadows of record in Book 6034, page 365;
3. By-Laws of Hermitage Meadows Homeowners' Association, of record in Book 6034, page 383, amended in Book 7660, page 612 and in Instrument No. 20010327-0029002;
4. Charter of Incorporation of Hermitage Meadows Homeowners' Association of record in Book 6034, page 376, amended in Book 7466, page 25 and in Book 8275, page 843;
5. All matters appearing on the Plan of record as Book 6250, page 300; and
6. Easement for trunk sewer of record in Book 4419, page 230, Register's Office for Davidson County, Tennessee.