THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27261-12-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $157,500.00 Affiant Subscribed and sworn to before me this 27th day of December, 2007. Notary Public My Commission Expires: 5-23-09

WARRANTY DEED

Address New Owner: Karl N. Braunschneider 300 Scotts Creek Place Hermitage, TN 37076	**Send Tax Bills To:** Pinnacle National Bank 211 Commerce Street, Suite 300 Nashville, TN 37201	**Tax Information:** Map and Parcel No.: 075120A026.00CO

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, **Erich C. Zimmerman, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karl N. Braunschneider and Kimberly Braunschneider, husband and wife** ("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 300 Scotts Creek Place, Hermitage, TN 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 27th day of December, 2007.

Erich C. Zimmerman

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 27th day of December, 2007.

Notary Public

My Commission Expires:

NICHOLAS S. AKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

Davidson County DEEDWARR
Recvd: 01/10/08 14:46 2 pgs
Fees:13.00 Taxes:582.75

20080110-0003282

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Revised Cedar Creek, Phase One, as of record in Plat Book 6900, page 848, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Erich C. Zimmerman, an unmarried man by deed dated July 31, 2000 from Gregory A. Nabors and wife, Linda B. Nabors of record in Instrument No. 200008020076464, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. State and County taxes for the year 2008, a lien, but not yet due and payable. Map and Parcel No. 075120A026.00CO.
3. Declaration of Covenants, Conditions By-Laws and Restrictions for Cedar Creek, of record in Book 7768, page 238, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. Charter of Incorporation of Cedar Creek Homeowner's Association of record in Book 8414, page 69, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6900, page 848, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6250, page 770, Register's Office for Davidson County, Tennessee. (Boundary)
7. Easement for an emergency drive of record in Book 7760, page 778, Register's Office for Davidson County, Tennessee.