 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $199,900.00 Affiant Subscribed and sworn to before me, this 29th day of February, 2008. Notary Public Expiration of commission. 11-22-10

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/03/08 11:06 2 pgs
Fees:13.00 Taxes:739.63
20080303-0020725

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James M. Zaccari **Steven J. Zaccari**	**Churchill Mortgage** **761 Old Hickory Blvd., Ste 400** **Brentwood, TN 37027**	**Map 141, Group 07-0B, Parcel 59.00CO**
6004 Deerbrook Drive		
Nashville, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Nathan D. Nash and Mary Hamilton Nash, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James M. Zaccari, a married man and Steven J. Zaccari, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 111 on the First Revision of Somerset Farms, Section Three, a Planned Unit Development, according to the plat thereof, recorded in Book 7900, page 741, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Nathan D. Nash and Mary Hamilton Nash, husband and wife, by Warranty Deed, from Tatiana Komarova Friedman and husband Morris Friedman, of record in Instrument No. 20040805-0094621, Dated July 27, 2004, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, page 741, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 8556, page 11, Book 9383, page 526 and Book 9662, page 869, Register's Office for DAVIDSON County, Tennessee.
Drainage Easement of record in Book 3314, page 23, Register's Office for DAVIDSON County, Tennessee.
Articles of Incorporation of HOA of record in Book 7382, page 11, Book 7820, page 605, Book 8235, page 521 and Book 8584, page 20, Register's Office for DAVIDSON County, Tennessee.
Sewer Line Easement Agreement of record in Book 9731, page 142, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 8556, page 25, Register's Office for DAVIDSON County, Tennessee.
Easement of record in Book 7349, page 564, Register's Office for Davidson County, Tennessee for water and sewer line purposes.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to Navigation servitudes and all other statutory and regulatory rights and powers of the United States, the State of Tennessee, the Metropolitan Government of Nashville and Davidson County, Tennessee and the Public, over the Harpeth River and its shorelands, extending to the ordinary high-water line thereof and which may be exercised without obligation or compensation to the riparian owners; the rights of upper and lower riparian owners to the free and unobstructed flow of the water of Harpeth River, which forms a portion of the easterly boundary of premises, without dimunition or pollutions.
Subject to the flow of any stream across the subject property.

Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is property known as 6924 Somerset Farms Circle, Nashville, TN 37221.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 29th day of February, 2008.

X _____
Nathan D. Nash

X Mary Hamilton Nash
Mary Hamilton Nash

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Nathan D. Nash and Mary Hamilton Nash, husband and wife , the within named sellers, with whom I am personally acquainted (or proved to me their identity 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 29th day of February, 2008.

_____
Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

File #: **08177-SH**
RECORD & RETURN TO:
Wagon Wheel Title
202 S. 11th St.
Nashville, TN 37206