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Nolensville, TN 37135
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Davidson County DEEDWARR
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Fees:13.00 Taxes:1093.55
20080527-0053587

#607

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Joseph B. Zander and wife, Anne Zander and Robert A. Britton	**First Tennessee Home Loans.**	**Map 181.00-D-**
468 Highpoint Terrace	**2525 West End Ave, Ste 400**	**Parcel 027.00CO**
Brentwood, TN 37027	**Nashville, TN 37203**	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Touchstone Builders, Inc., a Tennessee corporation,** (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto **Anne C. Zander and husband, Joseph B. Zander, and Robert A. Britton, as joint tenants with right of survivorship and not as tenants in common,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Jackson Valley Subdivision, Section Two, of record in Plat Instrument No. 20071012-0121332, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Touchstone Builders, Inc., a Tennessee corporation by warranty deed dated November 30, 2007 from GSH Development, LLC, a Tennessee limited liability company of record in Instrument No. 20071203-0139770 , said Register's Office.

This conveyance is subject to the following:

1. **2008 Taxes, a lien not yet due and payable and assumed by Grantees.**
2. **Restrictions and Charter for Jackson Valley Homeowners Association of record in Instrument No. 20070322-0035003 and in Instrument No. 20051007-0121055, said Register's Office. Subject to any Homeowner's Association Fees.**
3. **Storm Water Detention of record in Instrument No. 20060512-0055724, said Register's Office.**
4. **Any and all matters appearing on the Plan of record in Plat Instrument No. 20071012-0121332, said Register's Office.**

This is improved property commonly known as **468 Highpoint Terrace, Brentwood, TN 37027**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $295,555.00

Ann Catherine Tarchi
Affiant

Subscribed and sworn to before me this
13 day of May, 2008

Judy Painter-Rose
Notary public:
My commission expires: 01/22/2011



TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 13 day of **May, 2008**.

Touchstone Builders, Inc.

By: _____
Douglas Schenkel, President

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The State and County aforesaid, personally appeared **Douglas Schenkel**, with whom I am personally acquainted or (proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged HIMSELF to be the PRESIDENT of Touchstone Builders, Inc., the within named bargainor, and that HE as such PRESIDENT, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of corporation, by HIMSELF as PRESIDENT.

WITNESS my hand and official seal at Nolensville, Tennessee, this 13 day of May, 2008.

Judy Painter-Rose
Notary Public
My Commission Expires: 01/22/2011

