THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 28052-09-2008** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $332,500.00. Anita Sue Kinzer Affiant Subscribed and sworn to before me this 23rd day of September, 2008. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Christopher J. Bennett 1104 Rannoch Place Nashville, TN 37220	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 161-01-0B-097.00-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, **Kyle D. Matthews and wife, Susan F. Matthews**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher J. Bennett, married** ("Grantee"), his 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 1104 Rannoch Place, Nashville, TN 37220

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 23rd day of September, 2008.

Kyle D. Matthews by Anita Sue Kinzer as Attorney-In-Fact

Susan F. Matthews by Anita Sue Kinzer as Attorney-In-Fact

Davidson County DEEDWARR
Recvd: 09/24/08 14:30 2 pg
Fees:13.00 Taxes:1230.25
20080924-0097307

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Anita Sue Kinzer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Kyle D. Matthews and Susan F. Matthews as their Attorney-In-Fact, as the free act and deed of the within named Kyle D. Matthews and Susan F. Matthews.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of September, 2008.

NOTARY PUBLIC

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Phase Three, Section One, Aberdeen Woods, as of record in Instrument No. 20000523-0051434 and reaffirmed in Instrument No. 20000816-0081296, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Kyle D. Matthews and wife, Susan F. Matthews by Warranty Deed dated August 29, 2002 from Drees Premier Homes, Inc., f/k/a Drees Preferred Collection, Inc., an Ohio corporation of record in Instrument No. 20020903-0106154, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 6458, page 94, amended in Book 6598, page 52, Book 6706, page 1, Book 6764, page 358, Book 7715, page 143 and in Book 8430, page 307, 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).
3. Declaration of Covenants, Conditions By-Laws and Restrictions for Aberdeen Woods, of record in Book 10790, page 189, amended in Book 11303, page 555, Book 11714, page 843, Instrument No. 20000203-0011436, reaffirmed in Instrument No. 20000816-0081296, amended in Instrument No. 20030221-0023491, Instrument No. 20030221-0023492 and in Instrument No. 20030730-0108227, 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. Dedication of common area to Aberdeen Woods Homeowner's Association, Inc. of record in Instrument No. 20010110-0003209, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Aberdeen Woods Home Owner's Association, Inc. of record in Book 10792, page 896, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 10611, page 153, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Instrument No. 20000523-0051434, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Plan of record as Book 6250, page 769. Surveyor's Correction in Book 6757, page 226, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Book 10644, page 324, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212