RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

PICK-UP

Davidson County DEEDWARR
Recvd: 02/13/09 13:49 2 pgs
Fees:13.00 Taxes:688.20

20090213-0012816

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $186,000.00.

Affiant

Subscribed and sworn to me on February 13, 2009.

NOTARY PUBLIC

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23720SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Michael S. Carmody Bonnie K. Carmody 5837 Petersburg Lane Brentwood, TN 37027	SAME AS NEW OWNERS	181-10-A-42

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Genevieve C. Zottola, an unmarried person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Michael S. Carmody and wife, Bonnie K. Carmody, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 203 on the Plan of Final Revision Final Plat, Phase Two, Autumn Oaks Subdivision of record in Book 11700, pages 64 and 65, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Genevieve C. Zottola, unmarried, and John M. Swenson, unmarried, by Warranty Deed from Natalie Gilbert n/k/a Natalie Gilbert Eischen, married, and husband, Michael E. Eischen, of record as Instrument No. 20061201-0148462 in the Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record as Instrument No. 20070515-0057803 in said Register's Office, John M. Swenson, unmarried, quitclaimed all his right, title and interest in said property to Genevieve C. Zottola, unmarried.

The conveyance of the above-described parcel of land is subject to the following:

1. 2009 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to all matters shown on plat of record in Book 11700, pages 64 and 65, in the Register's Office for Davidson County, Tennessee.

3. Charter of Autumn Oaks Homeowners' Association, Inc., of record as Instrument No. 20010912-0099442 in said Register's Office.
4. Declaration of Covenants, Conditions and Restrictions of record as Instrument Subject to boundary plat of Autumn Oaks of record in Book 6900, page 786, in said Register's Office, No. 20010912-0099443, as amended by Instrument No. 20030513-0064238 in said Register's Office.
5. Restrictive Covenants of record in Book 6704, page 397; Book 6704, page 405, and amendment in Book 6968, page 30, in said Register's Office.
6. Stormwater Detention Agreement of record in Book 7760, page 970, in said Register's Office.
7. Subject to the rights of others in and to the common areas.
8. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

This property is also known as improved property located at 6765 Autumn Oaks Drive, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hands on February 13, 2009.

Genevieve C. Zottola

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On February 13, 2009, before me personally appeared Genevieve C. Zottola, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on February 13, 2009.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE