THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28880-06-2009** **Record & Return To:** **Commerce Title and Escrow, LLC** **1812 Broadway** **Nashville, TN 37203**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $110,000.00. Affiant Subscribed and sworn to before me this 29th day of July, 2009. Notary Public My Commission Expires: 01/07/2013

WARRANTY DEED

Address New Owner: Kate L. Meinhardt Robert L. Meinhart 1042 Brittany Park Drive Antioch, TN 37013	**Send Tax Bills To:** Bank of America P.O. Box 10423 Van Nuys, CA 91410	**Tax Information:** Map and Parcel No.: 162120A09700CO

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, **Colleen Phelan, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kate L. Meinhardt, unmarried, and Robert L. Meinhart,* married, as tenants in common with rights of survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*RONALD L. MEINHARDT

This is improved property located at 1042 Brittany Park Drive, Antioch, TN 37013

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 29th day of July, 2009.

Colleen Phelan

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Colleen Phelan**, 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 for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2009.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires
August 23, 2011

BILL GARRETT, Davidson County
Trans:T20090052714 DEEDWARR
Recvd: 08/04/09 11:26 2 pgs
Fees:13.00 Taxes:407.00

20090804-0072897

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Brittany Park, Phase 1B, First Revision, as of record in Plat Book 9700, page 610, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Colleen Phelan by Deed dated April 21, 2003 from Katrena Ellison, unmarried of record in Instrument No. 20030423-0054273, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Brittany Park Subdivision, of record in Book 10016, page 870, annexed in Book 10772, page 988 and in Instrument No. 20021025-0130771, 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. Dedication of common area to Brittany Park Subdivision Homeowners' Association of record in Book 10789, page 173, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Brittany Park Subdivision Homeowners' Association of record in Book 10016, page 900, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 9700, page 610, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Boundary Plan of record as Book 7900, page 998, Register's Office for Davidson County, Tennessee.
7. Easement for the roadway tract of record in Book 8113, page 849, and amended in Book 8128, page 92, Register's Office for Davidson County, Tennessee.
8. Easement of record in Book 7968, page 191, Register's Office for Davidson County, Tennessee.
9. Easement of record in Book 4202, page 787, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Book 8174, page 198 and in Book 9938, page 753, Register's Office for Davidson County, Tennessee.

Record & Return To:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

File No. AV-09-1042