BILL GARRETT, Davidson County
Trans:T20090074131 DEEDWARR
Recvd: 10/30/09 15:46 3 pgs
Fees:18.00 Taxes:1295.00

20091030-0100586

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service, Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

LAURA R RHINEGER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
GEORGE V. CRAWFORD, JR.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of October, 2009.

Notary Public

My Commission Expires: 3-4-13

Address New Owner As Follows:
Robert M. Behnke and Christy L. Behnke
1632 Rachel Way
Old Hickory, TN 37138

Send Tax Bills To:
Bank of America, NA
801 Crescent Center Dr.
#510
Franklin, TN 37067

Map-Parcel Number:
064030A11900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM C. ROBERTS AND WIFE, SHANNON L. ROBERTS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ROBERT M. BEHNKE AND CHRISTY L. BEHNKE**, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 128, on the Plan of Phase Ten, Section Three, Brandywine Pointe, of record in Book 9700, page 280, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William C. Roberts and wife, Shannon L. Roberts, by deed from Kevin M. Hamilton and wife, Christy Hamilton, of record as Instrument No. 20010723-0077858, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Plat Book 9700, page 280, Register's Office for Davidson County, Tennessee.

2. Declaration of Covenants, Conditions and Restrictions of Brandywine Pointe Subdivision Phase One, Section One of record in Book 8120, page 170; Book 8671, page 484; Book 9010, page 627; and Book 10257, page 199, Register's Office for Davidson County, Tennessee.

3. Charter for Homeowner's Association of record in Book 9013, page 39 and Book 9117, page 77, Register's Office for said County.

4. Land Lease of Clubhouse of record in Book 8637, page 563, Register's Office for said County.

5. Restrictions for Boat Dock of record in Book 8695, page 379; Book 9145, page 957; Book 9576, page 846; and Book 9776, page 427, Register's Office for said County.

This is improved property known as: **1632 Rachel Way Old Hickory, TN 37138.**

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 we covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our 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 person whomsoever.

WITNESS my hand this 28th day of October, 2009.

William C. Roberts

Shannon L. Roberts

By: William C. Roberts, Attorney-in-fact
William C. Roberts, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM C. ROBERTS, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of October, 2009

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM C. ROBERTS, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he is the Attorney in Fact for SHANNON L. ROBERTS and is authorized by the Grantor to execute this instrument on behalf of Grantor and who further acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of the said Grantor.

WITNESS my hand, at office, this 28th day of October, 2009.

(Seal)

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011