Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN
File: 09090027

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Melissa R. White
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th DAY OF October, 2009.

NOTARY PUBLIC

My Commission expires: 11-22-10

Taylor C. Schmitz and April K. Schmitz, Husband and Wife

Address of New Owner	Send Tax Bills To:	Tax Information:
Daniel J. Griffin 120 Windchase Run Hermitage, TN 37076	Bank of America, N.A. 3011 Armory Drive, Suite 120 Nashville, TN 37204	098-09-0B-12.00

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, We, **Taylor C. Schmitz and April K. Schmitz, Husband and Wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do transfer and convey unto **Daniel J. Griffin, unmarried** hereinafter called the **Grantee**, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 12 on the Plan of Windchase, Phase 3, a Planned Unit Development, as of record in Plat Book 11700, Page 14, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Taylor C. Schmitz and April K. Schmitz, Husband and Wife by deed from Sirva Relocation Credit, LLC, dated 09/29/2006 and recorded at Instrument Number 20061009-0124766, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
120 Windchase Run, Hermitage, TN 37076

SUBJECT TO THE FOLLOWING:

1. 2009 Taxes have been prorated and have been assumed by and are the responsibility of Grantors.
2. Easement, setbacks and all other matters shown on the plan of Plan of Windchase, Phase 3, a Planned Unit Development, as of record in Plat Book 11700, Page 14, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Restrictive covenants recorded in Book 10969, page 417, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
4. Restrictive covenants recorded in Book 11657, page 304, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
5. Stormwater Detention Agreement of record in Book 11453, page 447, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

BILL GARRETT, Davidson County
Trans:T20090074291 DEEDWARR
Recvd: 11/02/09 09:46 2 pgs
Fees:13.00 Taxes:806.60
20091102-0100762

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. We do covenant with said Grantee that We are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee. his 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.

IN WITNESS WHEREOF, **Taylor C. Schmitz and April K. Schmitz, Husband and Wife,** have caused this instrument to be executed, this the 30 day of October, 2009.

Taylor C. Schmitz

April K. Schmitz

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Taylor C. Schmitz and April K. Schmitz, Husband and Wife**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the within instrument for the purposes therein contained.

This the 30 day of Oct, 2009.

My commission Expires: 10/2010

NOTARY PUBLIC

LEWIS BROMER MCCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY