THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter Morgan, Patterson & Akins **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29275-12-2009** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	The actual consideration or value, whichever is greater, for this transfer is: $130,000.00. Affiant Subscribed and sworn to before me this 5th day of February, 2010. Notary Public My Commission Expires: 8/23/2011

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Charlotte Miller 3504 Port Breeze Place Antioch, TN 37013	US BANK Home Equity 150 4th Ave. S. , 3rd Floor Nashville, TN 37219	Map and Parcel No.: 150160A12400CO

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, **Donald E. Cobb and wife, Judy H. Cobb**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charlotte Miller, unmarried** ("Grantee"), its 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 3504 Port Breeze Place, 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 5th day of February, 2010.

Donald E. Cobb

Judy H. Cobb

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Donald E. Cobb and Judy H. Cobb**, 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.

Witness my hand, at office, this 5th day of February, 2010.

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:T20100008381 DEEDWARR
Recvd: 02/10/10 14:48 2 pgs
Fees:13.00 Taxes:481.00

20100210-0010544

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Section Four, Windhaven Shores, as of record in Instrument No. 20041222-0152517, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Donald E. Cobb and wife, Judy H. Cobb by Deed dated May 25, 2006 from T. F. Homes, LLC of record in Instrument No. 20060830-0107219, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Windhaven Shores of record in Instrument No. 20030219-0021585, 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. By-Laws of Windhaven Shores Owners Association, Inc., of record in Instrument No. 20030219-0021586, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Windhaven Shores Owners Association, Inc. of record in Instrument No. 20060724-0088808 and re-recorded in Instrument No. 20061204-0148906, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Windhaven Shores Owners Association, Inc. of record in Instrument No. 20060228-0026797, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Instrument No. 20041222-0152517, Register's Office for Davidson County, Tennessee.
7. Easement for water mains and appurtenances of record in Book 8149, page 895, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Instrument No. 20020603-0066392, Register's Office for Davidson County, Tennessee.