PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
10-1-139

WARRANTY DEED

THIS INDENTURE is made and entered into this 29th day of March, 2010 by and between Michael E. Ezell and Elizabeth D. Ezell, hereinafter referred to as GRANTOR, and Joshua A. Rhodes and Katherine C. Rhodes, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Williamson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 49 on the Plan of Phase Two, Highlands of Brentwood (formerly Brentwood Highlands) of record at Instrument 200002090013331, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This conveyance is subject to the following:

1)All matters appearing on the plan of Phase Two, Highlands of Brentwood (formerly Brentwood Highlands), of record in Instrument 200002090013331, Register's Office for said County.
2)Declaration of Easements, Covenants, Conditions and Restrictions contained in instrument of record in Book 11356, page 815 as amended in Book 11629, page 906; Instrument 200207220087704 and Instrument 200211210144877, Register's Office for said County.
3)Homeowners Association Charter of record in Book 11595, page 872, Register's Office for said County.
4)Restrictions of record in Book 11189, page 612, Register's Office for said County.
5)Sanitary Sewer Easement of record in Book 7461, page 805, Register's Office for said County.
6)Easement in favor of Bellsouth of record in Book 11608, page 467, Register's Office for said County.
7)Access Easement of record in Book 11189, page 612, Register's Office for said County.
8)Conveyance of Open Space of record in Instrument 200004070035205, Register's Office for said County.

Being the same property conveyed to Michael E. Ezell and wife, Elizabeth D. Ezell by Warranty Deed from Anthony C. Eckhoff and wife, Tanya Eckhoff, dated June 20, 2003, recorded June 24, 2003, of record in Instrument 200306240086806, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 1465 Timber Ridge Circle, Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Michael E Ezell by Elizabeth D Ezell, AIF
Michael E. Ezell by Elizabeth D. Ezell attorney in fact

Elizabeth D Ezell
Elizabeth D. Ezell

BILL GARRETT, Davidson County
Trans:T20100018519 DEEDWARR
Recvd: 03/30/10 13:52 2 pgs
Fees:13.00 Taxes:795.50
20100330-0023693

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Elizabeth D. Ezell, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 29th day of March, 2010.

Notary Public

My Commission Expires:_____

SUZANNE T. EGGERS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires April 16, 2011

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

On this 29th day of March, 2010 before me personally appeared Elizabeth D. Ezell, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michael E. Ezell, and acknowledged that he/she executed the same as the free act and deed of said Michael E. Ezell.

Witness my hand, at office, this 29th day of March, 2010.

Notary Public

My Commission Expires:_____

SUZANNE T. EGGERS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires April 16, 2011

Name and Address of Property Owner:
Joshua A. Rhodes and Katherine C. Rhodes
1465 Timber Ridge Circle, Nashville, TN 37211

Send Tax Statements to:
Bank of America, N.A.
4500 Amon Carter Boulevard
Fort Worth, TX 76128

Map & Parcel 172.04-OA-049.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $215,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 29th day of March, 2010.

Notary Public

My Commission Expires: _____

SUZANNE T. EGGERS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires April 16, 2011

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067