Return to:
Cumberland Title
1604 Westgate Circle, Ste 3, Brentwood, TN 37027
#805

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Eric P. Chabra and wife, Donnelle E. King	First Federal	**Map 181-10-0D-**
429 High Point Terrace	14806 Detroit Ave	**Parcel 007.00CO**
Brentwood, TN 37027	Lakewood, OH 44107	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Touchstone Builders, Inc., a Tennessee corporation,** (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto **Eric P. Chabra and wife, Donnelle E. King,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, being Lot No. 7, on the Plan of Jackson Valley Subdivision, Section One, of record in Instrument No. 20070808-0094664, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Touchstone Builders, Inc., a Tennessee corporation by Warranty Deed dated December 2nd, 2009 from GSH Development, LLC, a limited liability company, of record in Instrument No. 20091203-0110815, said Register's Office.

This conveyance is subject to the following:

1. **2010 Taxes, a lien not yet due and payable and assumed by Grantees.**
2. **Restrictions of record in Instrument No. 20070322-0035003, said Register's Office.**
3. **Charter for Jackson Valley HOA of record in Instrument No. 20051007-0121055, said Register's Office.**
4. **Storm Water Detention of record in Instrument No. 20060512-0055724, said Register's Office.**
5. **Subject to any Home Owners Association Fees.**
6. **Any and all matters appearing on the Plan of record in Instrument No. 20070808-0094664, said Register's Office.**

This is improved property commonly known as **429 High Point Terrace, Brentwood, TN 37027**

Davidson County DEEDWARRSP
Recvd: 06/08/10 10:12 3 pgs
Fees:18.00 Taxes:1138.36
20100608-0044356

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or ~~value~~, whichever is greater for this transfer is $307,665.00

Affiant

Subscribed and sworn to before me this
18 day of May, 2010

Notary public:
My commission expires: 1-22-2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 18 day of May, 2010.

Touchstone Builders, Inc.

By: _____
Douglas Schenkel, President

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The State and County aforesaid, personally appeared **Douglas Schenkel**, with whom I am personally acquainted or (proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged HIMSELF to be the PRESIDENT of Touchstone Builders, Inc., the within named bargainor, and that HE as such PRESIDENT, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of corporation, by HIMSELF as PRESIDENT.

18 **WITNESS** my hand and official seal at Nolensville, Tennessee, this day of **May, 2010.**

Notary Public
My Commission Expires: 01/22/2011

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

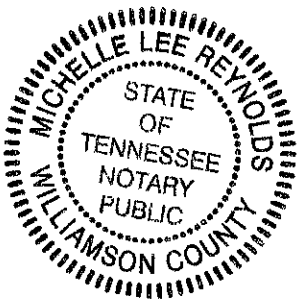
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011