THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 202
Brentwood, TN 37027

CRT File No. 10050453

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $196,800.00.

Affiant

Subscribed and sworn to before me, this 21st day of June, 2010.

Notary Public
My Commission Expires: May 18, 2014

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100038456 DEEDWARR
Recvd: 06/24/10 10:02 3 pgs
Fees:18.00 Taxes:728.16
20100624-0049256

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sheldon L. Holder 108 Commonwealth Court Nashville TN 37221	New Owner	Tax Parcel ID No. 126-15-B Parcel 167.00CO

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, **Thomas S. Hitch and Elizabeth A. Hitch, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sheldon L. Holder and Kelly Holder, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Section One, Lexington Point Subdivision, as of record in Instrument 20000830-0085624, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas S. Hitch and wife, Elizabeth A. Hitch by Warranty Deed from Patricia Morris and husband, Thomas Preston Capers, of record in Instrument 20060515-0056447, Register's Office for Davidson County, Tennessee, dated April 1, 2006.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

Rights of claims and parties in possession not shown by the Public Records.

Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

Taxes or special assessments which are not shown as existing liens by the Public Records.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

Easements or claims of easements not shown by the Public Records.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no

liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

Taxes for the year of 2010 a lien, not yet due and payable.

All matters shown on the Plan of record in Instrument 20000830-0085624, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Lexington Point Subdivision of record in Instrument 200010180103445 amended in Instrument 200105220052909, Instrument 200202140019754 and Instrument 200202190021061, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition 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.

Storm Water Detention Agreement in Instrument 200207290090372, Register's Office for Davidson County, Tennessee.

Drainage easement in Instrument 200207290090373, Register's Office for Davidson County, Tennessee.

Easement to Nashville Chattanooga & St. Louis Railway in Book 513, page 396, Register's Office for Davidson County, Tennessee.

Easement to Harpeth Valley Utility District in Book 7526, page 315, Book 7526, page 318, Book 7526, page 324 and Book 7601, page 404, Register's Office for Davidson County, Tennesssee.
Ingress & Egress Easement in Book 11669, page 837, Register's Office for Davidson County, Tennessee.

Transmission Line Easement in Book 4257, page 647 and Book 4230, page 987, Register's Office for Davidson County, Tennessee.

TVA Easement in Book 4205, page 194, Book 4226, page 715 and Book 4230, page 987, Register's Office for Davidson County, Tennessee.

Easement to Tennessee Electric Power Co. in Book 751, page 375 and Book 787, page 7, Register's Office for Davidson County, Tennessee.

Charter for HOA in Instrument 200010200104424, Register's Office for Davidson County, Tennessee.

All matters shown on other Plan of record in Chancery Book 1, pages 25 & 121, Register's Office of Davidson County, Tennessee.

Rights of others in & to the common areas and/or elements.

This is improved property located at 108 Commonwealth Court Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 21st day of June, 2010.

Thomas S. Hitch

Elizabeth A. Hitch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas S. Hitch and Elizabeth A. Hitch, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of June, 2010.

Notary Public

My Commission Expires: May 18, 2014

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY