THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10060581** William T. Chapman, IV State of Tennessee Notary Public Davidson County	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $685,000.00. Affiant Subscribed and sworn to before me, this 28th day of June, 2010. Notary Public My Commission Expires: 11/22/10

WARRANTY DEED

Address New Owner: Tracey R. Harris 272 Cherokee Station Dr Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-8D-9.00 CO

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, **David H. Seligman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tracey R. Harris**, ("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 9, CHEROKEE CROSSING, as shown on plat of record in Instrument No. 20050328-0032338, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to David H. Seligman, unmarried by Warranty Deed from Laura A. Esslinger, a single person, recorded on the 28th day of May, 2008 in Instrument No. 20080528-0054233, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHEROKEE CROSSING, as recorded in Plat Book 421, Page(s) 32 and Instrument No. 20050328-0032338, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
Covenants, Conditions and Restrictions recorded in Instrument No. 20051215-0150402 and Attorney's Certificate recorded at Instrument No. 20060908-0111568 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
Terms and provisions of by-Laws recorded in Instrument No. 20051215-0150402.
Charter on Cherokee Crossing recorded at Instrument No. 20100203-0008714.
Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050118-0005960.
Quitclaim Deed for Common Open Spaces recorded at Instrument No. 20100203-0008715.
Easement retained in Instrument No. 20070702-0078608.

BILL GARRETT, Davidson County
Trans:T20100041934 DEEDWARR
Recvd: 07/08/10 15:46 2 pgs
Fees:13.00 Taxes:2534.50
20100708-0053605

This is improved property located at 272 Cherokee Station Dr Nashville TN 37209

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 28th day of June, 2010.

David H Seligman by Dennis Johnson Attorney in Fact

David H. Seligman
By Dennis Johnson, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David H. Seligman, 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 28th day of June, 2010.

Kate Rosenthal
Notary Public

My Commission Expires: 11/22/10

Kate Rosenthal
State Of Tennessee Notary Public
County of Sumner

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dennis Johnson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for David Seligman,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 28th day of June, 2010.

Kate Rosenthal
Notary Public

My Commission Expires: 11/22/10

Kate Rosenthal
State Of Tennessee Notary Public
County of Sumner