WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON
Return To: Harpeth Title, LLC 109 Westpark Drive, Ste 150 Brentwood, TN 37027 H010296 BILL GARRETT, Davidson County Trans:T20100047046 DEEDWARR Recvd: 08/02/10 09:39 2 pgs Fees:13.00 Taxes:1091.13 20100802-0060146	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $294,900.00. Affiant Subscribed and sworn to me on July 29, 2010. NOTARY PUBLIC MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Margaret R. Means NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires November 4, 2013
	THIS INSTRUMENT WAS PREPARED BY: Julie Bhattacharya Peak ORTALE, KELLEY, HERBERT & CRAWFORD 300 Fourth Avenue North Nashville, TN 37219-0375 Our File #24592SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Charlotte R. Duncan 8921 Macauley Lane Nolensville, TN 37135	SAME AS NEW OWNER	186-04-A-49

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Melissa F. Watjen and husband, Jeffrey C. Watjen, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Charlotte R. Duncan, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 159 on the Final Plat of Burkitt Place, Phase 1A, Section 2, on Plat of record as Instrument No. 20060315-0029571, as corrected by Surveyor's Certificate of Correction of record as Instrument No. 20060427-0048556 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Melissa F. Watjen and Jeffrey C. Watjen, wife and husband, by Deed from Drees Premier Homes, Inc., an Ohio corporation, of record as Instrument No. 20070220-0020894 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. Subject to matters shown on Plat of record as Instrument No. 20060315-0029571, as corrected by Surveyor's Certificate of Correction of record as Instrument No. 20060427-0048556 in the Register's office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20060306-0025388 and amended by Instrument No. 20070202-0014304 in said Register's Office.
4. Easement and Contribution Agreement of record as Instrument No. 20050816-0096915 in said Register's Office.
5. Easement Agreement of record as Instrument No. 20060317-0030915 in said Register's Office.

6. PUD Boundary Plat of record as Instrument No. 20050920-0113225 in said Register's Office.
7. Stormwater Detention Agreement of record as Instrument No. 20050706-0077438 in said Register's Office.
8. Quitclaim Deed for Common Areas of record as Instrument No. 20071220-0145868 in said Register's Office.
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 8921 Macauley Lane, Nolensville, TN 37135.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on July 26, 2010.

Melissa F. Watjen

Melissa F. Watjen

Jeffrey C. Watjen

Jeffrey C. Watjen

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 26, 2010, before me personally appeared Melissa F. Watjen and Jeffrey C. Watjen to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on July 26, 2010.

NOTARY PUBLIC

My Commission Expires: _____

JULIE BHATTACHARYA PEAK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Julie Bhattacharya Peak
My Commission Expires
September 25, 2010
STATE OF TENNESSEE