Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Thomas C. Feldkamp Alexandra B. Jenner 2353 Forest Lake Drive Nashville, TN 37211	Thomas C. Feldkamp Alexandra B Jenner 2353 Forest Lake Dr Nashville, TN 37211	180-04-0-A-162.00CO

BILL GARRETT, Davidson County
Trans:T20100047819 DEEDWARR
Recvd: 08/03/10 15:41 3 pgs
Fees:18.00 Taxes:1213.60
20100803-0061123

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

After Recording Return To:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin Tennessee 37067-2908
615-523-7901

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is **$328,000.00**

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2010.

Notary Public

My Commission Expires: 9/23/2013
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Harmony Home Builders, LLC, a Tennessee limited liability company, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Thomas C. Feldkamp and Alexandra B. Jenner, ("Grantee")**, it successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 99 on the Plan of Highland Creek, Section Five, a Planned Unit Development, as shown on the Plat of record in Instrument No. 20040915-0111296, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Harmony Homebuilders, LLC., by Substitute Trustee's Deed from Donald R. Barrett, Jr., Substitute Trustee, dated September 24, 2009, of record in Instrument No. 20090930-0090789, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2353 Forest Lake Drive, Nashville, TN 37211**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **15th** day of **July, 2010.**

Harmony Home Builders, LLC

By: **James E. Carden, III**
It's: **Member**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **James E. Carden, III** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Member** of **Harmony Home Builders, LLC,** the within named bargainor, a limited liability company, and that such **James E. Carden, III**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the limited liability company as **Member.**

Witness my hand and Seal at office on the **15th** day of **July, 2010.**

Notary Public

My Commission Expires: _____

EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2010, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes.

2. 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.

3. All matters shown on the plat of Highland Creek, Section Five, as recorded in Instrument No. 20040915-0111296, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions recorded in Book 11568, page 311 and Instrument No. 20000413-0037474, Register's Office for Davidson County, Tennessee.

5. By-Laws of record in Book 11568, page 301, Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement of record in Book 11338, page 738, Book 10316, page 569, Book 10419, page 470, Book 10419, page 504, Book 10419, page 516 and Book 10419, page 732, Register's Office for Davidson County, Tennessee.

7. Easement for ingress/egress of record in Book 5266, page 40, Register's Office for Davidson County, Tennessee.