THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10101438** TABITHA N. CALHOUN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 6, 2013	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $488,000.00 Affiant Subscribed and sworn to before me, this 8th day of November, 2010. Notary Public My Commission Expires: 5/6/2013

WARRANTY DEED

Address New Owner: James Stafford c/o Zeisler, Zeisler and Rawson 901 A Street, Suite C San Rafael, CA 94901	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172060A03400CO

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, **Bernhard Herms and Natalie Grant-Herms, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Stafford**, ("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 44, PLAN OF MOUNTAIN VIEW, SECTION ONE, REVISION ONE, as shown on plat of record in Plat Book 9700, Pages 562 and 563, 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 Bernhard Herms and wife, Natalie Grant-Herms by Deed from Concreate, Inc. A Tennessee Corporation, recorded on the 29th day of July, 2005 in Instrument No. 20050729-0089147, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below:

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF MOUNTAIN VIEW, SECTION ONE, REVISION ONE, as recorded in Plat Book 9700, Page(s) 562 and 563.

Covenants, Conditions and Restrictions recorded in Book 10053, Page 239 and Book 10496, Page 311, supplemented in Book 10919, Page 327.

Terms and provisions of by-Laws of Mountain View Homeowners Association, Inc. recorded in Book 10496, Page 388.

Terms and provisions of the Articles of Incorporation of Mountain View Homeowners Association, Inc. , recorded in Book 10496, Page 379.

Charter on Mountain View Homeowners Association, Inc. recorded in Book 10496, Page 380.

Easement for Right of Way and Rights to Spring Water recorded in Book 7348, Page 250.
Deeds in favor of Mountain View Homeowners Association, Inc. of record in Book 10929, Page 984 and Book 10929, Page 987 and Instrument No. 20051130-0143851, for common areas.

BILL GARRETT, Davidson County
Trans:T20100071471 DEEDWARR
Recvd: 11/10/10 10:53 2 pgs
Fees:13.00 Taxes:1794.50
20101110-0090335

This is improved property located at 6036 Woodland Hills Drive Nashville TN 37211

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 8th day of November, 2010.

Bernhard Herms

Natalie Grant-Herms

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bernhard Herms and Natalie Grant-Herms, 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 8th day of November, 2010.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013