THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11010022**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00. Affiant Subscribed and sworn to before me, this 24th day of February, 2011. Notary Public My Commission Expires

BILL GARRETT, Davidson County
Trans:T20110011743 DEEDWARR
Recvd: 02/25/11 13:48 2 pgs
Fees:13.00 Taxes:5550.00
20110225-0015671

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

WARRANTY DEED

Address New Owner: Samuel R. Saks and Brigitte Demeyer Saks 100 McArthur Ridge Court Nashville TN 37220	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-11B-1.00 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, **Jeremy B. Hunter and Lindsley Brooks Hunter, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samuel R. Saks and Brigitte Demeyer Saks, 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 1, MCARTHUR COURT, as shown on plat of record in Instrument No. 200312040174335, 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 by Quitclaim Deed from Edward M. Richey to Jeremy B. Hunter and wife, Lindsley Brooks Hunter as recorded on the 6th day of September, 2005 in Instrument No. 20050906-0106346 and Warranty Deed from McArthur Court, LLC, a Tennessee limited liability company to Edward M. Richey as recorded on the 3rd day of June, 2004 in Instrument No. 20040603-0065356, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below:

County taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCARTHUR COURT, as recorded in Instrument No. 20031204-0174335 and Book 2133, Pages 81 and 82 (Seven Hills).

Covenants, Conditions and Restrictions recorded in Instrument Nos. 20031208-0175805 and 20040210-0015960.

Terms and provisions of by-Laws of McArthur Court recorded in Instrument No. 20031218-0180476.

Homeowner's Association Charter in Instrument No. 20031212-0178567.

Easement for Sanitary Sewer and/or Storm Drainage in Book 4911, Page 599.

Landscape Agreement in Instrument No. 20031008-0149134.

Storm Water Detention Agreement in Instrument No. 20030819-0120015.

This is improved property located at 100 McArthur Ridge Court Nashville TN 37220

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 24th day of February, 2011.

Jeremy B. Hunter

Lindsley Brooks Hunter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeremy B. Hunter and Lindsley Brooks Hunter, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of February, 2011.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014