STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 2011.

Notary Public
MY COMMISSION EXPIRES: 3/3/14
File No. G11-3078D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110064310 DEEDWARR
Recvd: 10/14/11 10:42 2 pgs
Fees:13.00 Taxes:455.10
20111014-0080039

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Daniel S. Murphy, a single man (NAME)	F & M Bank (NAME)	108-12-B-247
3424 Harbor Hill Place (STREET ADDRESS)	50 Franklin Street (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Clarksville, TN 37040 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **William Windhorst, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel S. Murphy, a single man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 42 on the final plat of SECTION TWO, HARBORVIEW, FINAL PHASE, as shown by plat of record in Plat Book 9700, Page 708, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to William Windhorst and Becky Windhorst, husband and wife from Precision Homes, Inc., by Deed dated August 28, 2001, as Instrument No. 200109170100569, in the Register's Office for Davidson County, Tennessee.
Rebecca Jane Windhorst has since died, January 8, 2010, vesting sole ownership in William Windhorst as surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 10125, page 494, Book 10344, page 233, Book 10386, page 334 and Instrument No. 299912150303474and in any allied instrument(s) referred to in said restrictions.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 9700, page 708, Register's Office for Davidson County, Tennessee.

3. Charter of Homeowner's Association of record in Book 10316, page 886, Register's Office for Davidson County, Tennessee.

4. Bylaws of record in Book 10316, page 891, Register's Office for Davidson County, Tennessee.

5. Deeds of conveyance for sanitary sewers and or water mains as recorded in Book 5807, page 381, Book 6147, page 886, Book 6147, page 893, Register's Office for Davidson County, Tennessee.

6. Stormwater detention agreement as recorded in Book 7390, page 270, Book 10937, page 376, Register's Office for Davidson County, Tennessee.

7. Easements for sanitary sewers and or storm drainage as recorded in Book 5856, page 80, Book 5856, page 84, Book 5658, page 984, Book 5795, page 181, Register's Office for Davidson County, Tennessee.

8. Easement for temporary turnaround R.O.W. and access easement for ingress\egress as recorded in Book 8068, page 723, Register's Office for Davidson County, Tennessee.

9. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of William Windhorst is signed by his duly appointed Attorney-in-fact Cynthia J. Sharp, pursuant to the Power of Attorney recorded in Instrument # 20111014008038, said Register's Office.
William Windhorst and William H. Windhorst is one and the same person.

This is improved property, known as 3424 Harbor Hill Place, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 29th day of September, 2011.

WILLIAM WINDHORST

By: William Windhorst by Cindy Trail Attorney-in-Fact September 29, 2011
Cynthia J. Sharp, Attorney-in-Fact Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Cynthia J. Sharp, Attorney-in-Fact for William Windhorst, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of September, 2011.

My Commission Expires: 3/30/14

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066