This Instrument Prepared From Information Furnished by the Parties by:
IMOGENE W. BOLIN, ATTORNEY, 313 ENON SPRINGS RD EAST, SMYRNA, TENNESSEE 37167

MAP& PARCEL 155-10-0-A-072.00-CO

SEND TAX BILLS TO:
Pinnacle National Bank
1503rd Ave So. Suite 900
Nashville, TN 37201

NAME AND ADDRESS OF NEW OWNERS:
Ethan Zuhl and
Laura Zuhl
137 Sequoyah Lane
Nashville, TN 37221

Return to: Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE)
ss.:
COUNTY OF DAVIDSON)

BILL GARRETT, Davidson County
Trans:T20110067307 DEEDWARR
Recvd: 10/27/11 10:26 3 pgs
Fees:18.00 Taxes:946.83
20111027-0083572

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 ($10.00) DOLLARS, cash in hand paid, receipt of which is hereby acknowledged;

WE, the undersigned, **JERRY C. COLE AND wife, MELISSA K. COLE**, have bargained and sold and do hereby transfer and convey unto **ETHAN ZUHL AND wife, LAURA ZUHL**, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

BEING **Lot No. 33** on the Plan of McCrory Trace Estates, of record in Book 6900, Page 720, through 723, and corrected by Surveyor's Instrument of Correction, of record in Book 7825, Page 429, of the Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Jerry C. Cole and wife, Melissa K. Cole, by Warranty Deed from Donald F. Grammer and wife, Carol L. Grammer, appearing of record in Instrument No. 20051104-0134104, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE is made subject to Restrictive Covenants of record in Book 7241, page 597, as corrected by Book 7576, page 846, Register's Office for Davidson County, Tennessee; all matters as shown on the Plan of McCrory Trace Estates, of record in Book 6900, Pages 720 through 723, and corrected by Surveyor's Instrument of Correction, of record in Book 7825, Page 429, Register's Office for Davidson County, Tennessee; Charter of McCrory Trace Homeowner's Association, Inc., appearing of record in Book 7576, Page 821, Register's Office for Davidson County, Tennessee;; By-Laws of McCrory Trace Estates Homeowner's Association, appearing of record in Book 7576, Page 831, Register's Office for Davison County, Tennessee, Agreement for dedication of Public Utilities Easement appearing of record in Instrument No. 20021104-0134797, Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 137 Sequoyah Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto the said Grantees herein, their heirs and assigns, forever.

AND we do covenant with the said Grantees herein that we are lawfully seized and possessed of said land in fee simple; have a good right to convey the same; and, the same is unencumbered except as set forth herein. The 2011 property taxes are being prorated between the parties hereto, the Grantees assuming payment thereof.

AND, we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees herein, their heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of the within-described property will be given to the Grantees with delivery of deed.

WITNESS HAND, this 17th day of October, 2011

Jerry C. Cole

Melissa K. Cole

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **JERRY C. COLE AND MELISSA K. COLE**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged, upon oath, that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Smyrna, Tennessee, this the 17th day of October, 2011.

Notary Public

JANE E. RABIDEAU
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

My commission expires: 10/22/2012

I hereby certify or swear that the actual consideration for this transfer or value of the property transferred, whichever is greater is $255,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 17th day of October, 2011

Notary Public

My commission expires: 5-4-15

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY