WARRANTY DEED

BILL GARRETT, Davidson County,
Trans:T20120000078 DEEDWARR
Recvd: 01/03/12 09:41 2 pgs
Fees:13.00 Taxes:562.03
20120103-0000166

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$151,900.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of December, 2011.

Notary Public

My commission expires: 7-29-13
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNT

MY COMMISSION EXPIRES JULY 29, 2013

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Patrick D. Zeller **Tawyna Zeller**	Primelending, A Plainscapital Co	**Map 161-15-0-B Parcel 058-00CP**
3714 Lausanne Drive	18111 Preston Rd. Ste, 900	
Nashville, TN 37211	Dallas, TX 75252	

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 HEREBY ACKNOWLEDGED, WE,

MACS Development Group, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patrick D. Zeller and Tawyna Zeller, husband and wife

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 Unit No. 221 together with the private elements appurtenant thereto, on the Plan of RoseMonte, Phase 2 (hereinafter referred to as the "Plan"), a Horizontal Property Regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed of RoseMonte Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20051117-0138877, and First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of RoseMonte Townhomes, shown on Exhibit "B" to the First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, for a more complete identification and description of said Unit.

BEING part of the same property conveyed to MACS Development Group, LLC, a Tennessee limited liability company, by Warranty Deed dated June 8, 2010, from MDN, LLC, a Tennessee limited liability company, of record in Instrument No. 20100614-0045664, and corrected by Scrivener's Affidavit , dated July 14, 2010, of record in Instrument No. 20100714-0055311, and Scrivener's Affidavit of correction, dated of record in Instrument No. 20100917-0074030 Register's Office for DAVIDSON County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

This is improved (__X_) Unimproved (____) property, known as **3714 Lausanne Drive, Nashville, TN 37211**

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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. Wherever 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 its hand by its duly authorized officer this 28th day of December, 2011.

MACS Development Group, LLC
By: JTC, Authorized Agent
John T. Cook Authorized Agent

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **John T. Cook,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Authorized Agent** of **MACS Development Group, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **John T. Cook** as **Authorized Agent.**

Witness my hand, at office at Nashville, Tennessee, this **28th** day of **December, 2011.**

Notary Public

My Commission Expires: 10.21.12

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY