This Instrument Prepared By:
ADAM T. DODD, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties

BILL GARRETT, Davidson County
Trans:T20120013998 DEEDWARR
Recvd: 02/27/12 11:54 2 pgs
Fees:13.00 Taxes:1015.28
20120227-0016667

MAP/GROUP/PARCEL Account Number:
098-06-0-A-195.00 CO

NAME & ADDRESS OF NEW OV
Deborah M. Fernau and Kane E. Fernau
2100 Blue Jay Court
Hermitage, TN 37076

SEND TAX BILLS TO:
Same

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **JAMES W. NEHS AND WIFE, SHERRI K. NEHS** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **DEBORAH M. FERNAU AND HUSBAND, KANE E. FERNAU,** "Grantee(s)", their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 175 on the Plan of Phase Two, Section B, Bridgewater of record in Instrument Number 20080422-0040985, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James W. Nehs and wife, Sherri K. Nehs by Special Warranty Deed from Newmark Homes, L.P. of record in Instrument Number 20081204-0117607, in the Register's Office for Davidson County, Tennessee, dated December 2, 2008.

THIS CONVEYANCE IS SUBJECT TO Restrictive Covenants of record in Instrument Number 20051024-0128043 amended in Inst # 20051122-0141076, Register's Office for Davidson County, Tennessee; Storm water detention agreement of record in Inst # 20050222-0019150, in the Register's Office for Davidson County, Tennessee; TVA line easement of record in Book 1291, Page 99 and Book 1318, Page 28, in the Register's Office for Davidson County, Tennessee; Sanitary sewer easement of record in Instrument Number 20030827-0124253, in the Register's Office for Davidson County, Tennessee; Deed of common areas to HOA of record in Instrument Number 20091110-0103837, in the Register's Office for Davidson County, Tennessee; Subject to all matters shown on the Plan of record as Instrument Number 20080422-0040985, Register's Office of Davidson County, Tennessee; Open Space Maintenance Agreement of record in Instrument Number 20051024-0128043, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities

This is improved property known as 2100 Bluejay Court, Hermitage, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2012 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 24th day of February, 2012.

James W Nehs by Wilma Jean Dashti
James W. Nehs attorney in fact

Sherri K Nehs by Wilma Jean Dashti
Sherri K. Nehs attorney in fact

STATE OF TENNESSEE COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, James W. Nehs and Sherri K. Nehs, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the _____ day of _____, 2012.

NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $274,400.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kelly Dorsey
AFFIANT

Sworn to and subscribed before me this 24th day of February, 2012.

NOTARY PUBLIC

My Commission Expires: 8/20/2013

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named Wilma Jean Dashti, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained; and the said Wilma Jean Dashti, to me known to be the person who executed the same as the free act and deed of the said James W. Nehs and Sherri K. Nehs, and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said James W. Nehs and Sherri K. Nehs and appearing of record in Record Book *_____, page _____, in the Register's Office for ~~Rutherford~~ DAVIDSON County, Tennessee.

*Instrument # 20120227-0016666

WITNESS MY HAND and official seal in Murfreesboro, TN, on this the 24th day of February, 2012.

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NOTARY PUBLIC

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

8/20/2013
My Commission Expires: