THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 12020335**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Cari Teisl Affiant Subscribed and sworn to before me, this 23rd day of March, 2012. Notary Public My Commission Expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: William H. Zehrt, Jr. and Lynn Ridgeway Zehrt 1048 Beech Tree Lane Brentwood TN 37027	Send Tax Bills To: PNC Mortgage 3232 Newmark Dr. #7 Miamisburg, OH 45342	Tax Information: Tax Parcel ID No. 171-08A-040.00CO

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, **Henry T. Maxwell and Holly K. Maxwell, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William H. Zehrt, Jr., and Lynn Ridgeway Zehrt, as Tenants in Common with Right of Survivorship**, ("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 No. 40 on the Plan of Cottonport Plantation, Phase II, of record in Plat Book 6900, Page 950, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Henry T. Maxwell and spouse, Holly K. Maxwell by Deed from Jack M. Friday and spouse, Theresa M. Friday of record in Instrument No. 20050729-0089028, Register's Office for Davidson County, Tennessee, dated July 27, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

All matters shown on the Plan of record in Plat Book 6900, Page 950, Register's Office for Davidson County, Tennessee.

All matters shown on the Boundary Plat of record in Plat Book 6900, Page 529, Register's Office for Davidson County, Tennessee.

Restrictions and Covenants of record in Book 7430, Page 784, and amended in Book 7565, Page 57, Book 7824, Page 254, Book 7897, Page 576 and Book 7897, Page 578, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

BILL GARRETT, Davidson County
Trans:T20120021734 DEEDWARR
Recvd: 03/26/12 14:05 2 pgs
Fees:13.00 Taxes:1295.00
20120326-0025556

Declaration of Covenants, Conditions and Restrictions in Book 7637, Page 925, as amended in Book 8313, Page 932, and the By-Laws appended thereto in Book 7637, Page 966, amended in Book 10775, Page 37, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter for Cottonport Plantation Homeowners Association of record in Book 7621, Page 600, and amended in Book 7981, Page 971, Register's Office for Davidson County, Tennessee.

Deed(s) of Conveyance of record in Book 9698, Page 71, Book 9698, Page 76, Book 9698, Page 116 and Book 9698, Page 120, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Book 7350, Page 137, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1048 Beech Tree Lane Brentwood TN 37027

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 23rd day of March, 2012.

Henry T. Maxwell

Holly K. Maxwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Henry T. Maxwell and Holly K. Maxwell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of March, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014