THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood,TN 37027** **CRT File No. 12040648**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $143,500.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2012. Notary Public My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

WARRANTY DEED

Address New Owner: Chris A. Foster 4909 Ellen Way Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 163-02-0A-032.00CO

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, **Scott Matthews and Christina Matthews, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chris A. Foster, married,** ("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. 193 on the Plan of Hickory Highland Place, Section 3, Phase 1, Highlander Cove, of record in Instrument 200310140151901, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Scott Matthews and wife, Christina Matthews by deed from Jerry Butler Builders, LLC of record in Instrument Number 20060112-0005007, dated December 30, 2005, corrected in Instrument 20060417-0043104, dated April 10, 2006 and Instrument Number 20061213-0153563, dated December 11, 2006, Register' s Office for Davidson County, Tennessee.

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.

Taxes for the year 2012 a lien, not yet due and payable.

All matters shown on the Plan of record in Instrument 200310140151901, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11306, page 572, and Instrument 200401090003658, 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.
Stormwater Detention Agreement in Instrument 20021114-0128439, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20120032727 DEEDWARR
Recvd: 05/03/12 15:34 2 pgs
Fees:13.00 Taxes:530.95
20120503-0038298

All matters shown on the Plan of record in Instrument 200310140151914, 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 4909 Ellen Way Antioch TN 37013

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 30th day of April, 2012.

Scott Matthews

Christina Matthews

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Scott Matthews and Christina Matthews, 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 30th day of April, 2012.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014