THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30501-03-2012** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $658,000.00. Affiant Subscribed and sworn to before me this 15th day of June, 2012. Notary Public My Commission Expires: GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Leo B. Snel, Judith P. Quinn 44 Park Crescent Circle Nashville, TN 37215	Churchill Mortgage Corporation 761 Old Hickory Blvd, St e. 400 Brentwood, TN 37027	Map and Parcel No.: 131 060 C 03900 CO

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, **Bradley S. Doerschuk and wife, Jacie D. Doerschuk**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Leo B. Snel and wife, Judith P. Quinn** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 44 Park Crescent Circle, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 15th day of June, 2012.

Bradley S. Doerschuk

Jacie D. Doerschuk

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Bradley S. Doerschuk and Jacie D. Doerschuk**, 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 for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2012.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20120045040 DEEDWARR
Recvd: 06/19/12 08:47 2 pgs
Fees:13.00 Taxes:2434.60

20120619-0053472

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Burton Hills Estates, Tract 9, of record in Book 6250, page 596, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Bradley S. Doerschuk and wife, Jacie D. Doerschuk, by deed dated July 19, 2002, from James W. Pellegrino and wife, Susan R. Goldman, of record in Instrument No. 20020723-0088416, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Restrictive covenants contained in an instrument of record in Book 6326, page 588, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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).
2. Declaration of Covenants, Conditions and Restrictions for Burton Hills of record in Book 6517, page 522, amended in Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691, Book 7146, page 188, and Book 9882, page 733, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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).
3. Declaration of Covenants, Conditions and Restrictions for Burton Hills Estates of record in Book 6644, page 23, amended in Book 6917, page 730, and Instrument No. 20040712-0082567, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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).
4. Dedication of common area to Burton Hills Estate Association, Inc. of record in Book 6917, page 706, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Burton Hills Homeowners Association, Inc. of record in Book 6517, page 505, amended in Book 6921, page 216, Register's Office for Davidson County, Tennessee.
6. Charter of Incorporation of Burton Hills Recreational Association of record in Book 6517, page 511, amended in Book 6921, page 214, Register's Office for Davidson County, Tennessee.
7. Charter of Incorporation of Burton Hills Estate Association, Inc. of record in Book 6665, page 1, amended in Book 6921, page 210, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Plan of record as Book 6250, page 596, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record as Book 6250, page 284, and Book 6250, page 649, Register's Office for Davidson County, Tennessee.
10. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4298, page 491, Register's Office for Davidson County, Tennessee.
11. Easement Agreement of record in Instrument No. 20071114-0133705, Register's Office for Davidson County, Tennessee.