THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd
Suite 203A
Nashville, Tennessee 37215

CRT File No. 12061051

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is geater, for this transfer is: $315,000.00.

Affiant

Subscribed and sworn to before me, this16th day of July, 2012.

Notary Public
My Commission Expires: 3-4-13

PHYLLIS KEENAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120052923 DEEDWARR
Recvd: 07/18/12 13:55 2 pgs
Fees:13.00 Taxes:1165.50
20120718-0063218

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joel D. Zehr and Nahed A. Zehr 3524 Fair Meadows Dr Nashville TN 37211	~~New Owner~~ Fifth Third Mtg Co 5001 Kingsley Dr Cincinnati OH 45227	Tax Parcel ID No. 180-04-0-B-126.00CO

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, **John Douglas Mills and Susan Mary Mills, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joel D. Zehr and wife, Nahed A. Zehr** ("Grantees"), their 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 90, PHASE IV, BROOKVIEW FOREST, as shown on plat of record in Instrument No. 20061107-0138639, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John Douglas Mills and Susan Mary Mills, husband and wife by Warranty Deed from Drees Premier Homes, Inc., an Ohio Corporation, recorded on the 11th day of June, 2008 in Instrument No. 20080611-0060143, in the Register's Office of 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.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE IV, BROOKVIEW FOREST, as recorded in Instrument No. 20061107-0138639.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20030829-0125803 and amended in Instrument No. 20050505-0050962.

Charter of Brookview Forest Homeowners Association recorded at Instrument No. 20030918-0138293.
Easement for Private Road, recorded in Book 8404, Page 676.

This is improved property located at 3524 Fair Meadows Dr Nashville TN 37211.

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 16th day of July, 2012.

John Douglas Mills by Josh Anderson, his attorney in fact

Susan Mary Mills by Josh Anderson, her attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Josh Anderson,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for John Douglas Mills and Susan Mary Mills,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of July, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014