THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 12091848** BILL GARRETT, Davidson County Trans:T20120074383 DEEDWARR Recvd: 10/02/12 12:31 2 pgs Fees:13.00 Taxes:1313.50 20121002-0089742	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $355,000.00. Affiant Subscribed and sworn to before me, this 27 day of September, 2012 Notary Public My Commission Expires: 4-23-14

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

Address New Owner: Roy Ellis Gaiter, Sr. and Janice Gaiter 2201 Seven Points Circle Hermitage TN 37076	Send Tax Bills To: Regions Bank 2050 Parkway Office Cir Birmingham AL 35244	Tax Information: Tax Parcel ID No. 098-13-0C-170.00-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, **Ronald E. Jarvis and Dana L. Jarvis, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Roy Ellis Gaiter, Sr. and Janice Gaiter, Husband and Wife**, ("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. 163 on the Plan of Phase 5, Section 1, The Meadows of Seven Points of record in Plat at Instrument No. 20060522-0059944, 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 Ronald E. Jarvis and Dana L. Jarvis, husband and wife by Warranty Deed from Edward D. Russell and wife, Tracy L. Schweitzer of record at Instrument No. 20100528-0041338, Register's Office for Davidson County, Tennessee, dated May 26, 2010.

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.
Subject to all matters shown on the Plan of record as Instrument Number 20060522-0059944, Register's Office of Davidson County, Tennessee.

Access and Maintenance Easement of record in Book 11738, Page 776, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20060227-0021950, in the Register's Office for DavidsonCounty, Tennessee.

Articles of Organization of record in Book 11621, Page 867, in the Register's Office for Davidson County, Tennessee.

Charter for Homeowner's Association of record in Instrument Number 20000322-0028986, in the 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 11670, Page 822 and Book 11670, Page 837, 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.

Deed to the Homeowner's Association of record in Instrument Number 20090721-0068473, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sewage Pumps, Service Lines, Ingress/Egress purposes and Appurtenances of record in Instrument Number 20061120-0143596, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20100528-0041338 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

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

This is improved property located at 2201 Seven Points Circle Hermitage TN 37076

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 27 day of September, 2012 .

Ronald E. Jarvis

Dana L. Jarvis

STATE OF ARIZONA)
COUNTY OF MARICOPA)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ronald E. Jarvis and Dana L. Jarvis, 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 27 day of September, 2012 .

Erika Lara
Notary Public

My Commission Expires: 2-10-2016

ERIKA LARA
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
February 10, 2016