THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12081730**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $1,600,000.00. Carol A. Clawson Affiant Subscribed and sworn to before me, this21st day of September, 2012. Notary Public My Commission Expires: 10.11.15

BILL GARRETT, Davidson County
Trans:T20120074819 DEEDWARR
Recvd: 10/03/12 08:58 2 pgs
Fees:13.00 Taxes:5920.00
20121003-0090228

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Rick J. Mills and Anna L. Mills 6 Valhalla Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 158040A13000CO

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, **Edmund Cavazos III, an unmarried man and Jon P. Fondersmith, an unmarried man, as tenants in common with the right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rick J. Mills and wife, Anna L. Mills** ("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 76, REVISED, SECTION TWO, OTTER WOOD, as shown on plat of record in Plat Book 6900, Pages 598-602, 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 by Deed from Frederick T. LePore and Theresa M. LePore, husband and wife to Edmund Cavazos, III, an unmarried man and Jon P. Fondersmith, an unmarried man, as tenants in common with the right of survivorship as recorded on the 28th day of December, 2007 in Instrument No. 20071228-0148409 and Scrivener's Affidavit as recorded on the 7th day of January, 2009 in Instrument No. 20090107-0001605, 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 REVISED, SECTION TWO, OTTER WOOD, as recorded in Plat Book 6900, Page(s) 598-602.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7260, Page 483, amended in Book 8762, Page 199.

Charter of Otter Wood Homeowners Association, Inc. recorded in Book 7292, Page 315.

Easement for Public Utility, recorded in Book 7667, Page 218.

This is improved property located at 6 Valhalla Nashville TN 37215.

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 21st day of September, 2012.

Edmund Cavazos III by Kate Rosenthal, his attorney-in-fact

Edmund Cavazos III by Kate Rosenthal, his attorney-in-fact

Jon P. Fondersmith by Kate Rosenthal, his attorney-in-fact

Jon P. Fondersmith by Kate Rosenthal, his 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, **Kate Rosenthal,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Edmund Cavazos III and Jon P. Fondersmith,** 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 21st day of September, 2012

Notary Public

My Commission Expires: _____

EMBER DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014