(1)

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 215
Brentwood, TN 37027

CRT File No. 12122590

ALICIA R. HAMILTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON CO.

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ W. Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $210,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of January, 2013.

Notary Public
My Commission Expires: 9-23-13

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christina J. Wolfe-Mazeres and Joseph P. Mazeres 2601 Polo Court Nashville TN 37211	New Owner	Tax Parcel ID No. 172-15-0A-267.00-C

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, **Geoffrey J. Ferris and Jennifer M. Ferris, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christina J. Wolfe-Mazeres and Joseph P. Mazeres, wife and husband**, ("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. 274 on the Plan of Holt Woods, Section Thirteen of record in Plat Book 9700, Page 598 & 599, 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 Geoffrey J. Ferris and wife, Jennifer M. Ferris by Deed from Jason L. Greer of record at Instrument No. 20080123-0007184, Register's Office for Davidson County, Tennessee, dated January 11, 2008 and recorded on January 23, 2008.

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 2013 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 598 & 599, 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 9570, Page 22 and Book 10800, Page 575, 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.

By-Laws of record in Book 9570, Page 13, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130005700 DEEDWARR
Recvd: 01/22/13 10:36 2 pgs
Fees:13.00 Taxes:777.00

20130122-0006766

Charter of the Homeowner Association of record in Book 9570, Page 5, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance for Open Space of record in Instrument No. 200208070095356, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention of record in Book 10584, Page 124, in the Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Book 9303, Page 202 and Book 10316, Page 585, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2601 Polo Court 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 8th day of January, 2013.

Geoffrey J. Ferris

Jennifer M. Ferris

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Geoffrey J. Ferris and Jennifer M. Ferris, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of January, 2013.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014