Return:

Bell Title
1616 Westgate Circle
Brentwood,TN 37027

G#24539-2

WARRANTY DEED

State of Tennessee)
County of Williamson)

The actual consideration or value, whichever is greater, for this transfer is **$900,000.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of January, 2013.

Notary Public

My commission expires: _____
(AFFIX SEAL)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

BILL GARRETT, Davidson County
Trans:T20130011838 DEEDWARR
Recvd: 02/12/13 09:01 2 pgs
Fees:13.00 Taxes:3330.00
20130212-0014203

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael G. Rogers and William R. Stefek	**"New Owners"**	**158040A02800CO**
2 Morningside		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Carl A. Maltese and wife, Cheryl Zucker-Maltese

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael G. Rogers, unmarried, and William R. Stefek, unmarried, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 124 on the Plan of Revised Section Two, Otter Wood, a Planned Unit Development, as of record in Book 6900, Pages 598-602, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Carl A. Maltese and wife, Cheryl Zucker-Maltese, by Warranty Deed dated May 11, 2006, from John E. Maupin, Jr., and wife, Eilene D. Maupin, of record in Instrument No. 20060512-0055789, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 6900, Pages 598-602, Register's Office for Davidson County, Tennessee;

2) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable;

3) Declaration of Protective Covenants, Conditions and Restrictions of Otter Wood, of record in Book 7260, Page 483, and as amended in Book 8762, Page 199, Register's Office for Davidson County, Tennessee;

4) By-Laws of Otter Wood Homeowners' Association, Inc., of record in Book 7260, Page 505, said Register's Office;

5) Charter of Otterwood Homeowners' Association, Inc., of record in Book 7292, Page 315, Register's Office for Davidson County, Tennessee;

6) Grant of Easement by Richland Country Club for the purposes of ingress and egress of record in Book 7667, Page 218, and corrected in Book 7942, Page 678, said Register's Office;

7) Deed of Conveyance for sewer purposes of record in Book 7474, Page 695, said Register's Office;

8) Grant of Transmission Line Easements of record in Book 2248, Page 618, in Book 2271, Page 196, and in Book 2249, Page 86, Register's Office for Davidson County, Tennessee;

9) All matters shown on the Plans of record for Open Space of record in Book 9700, Page 529, and in Book 8250, Page 859, said Register's Office; and,

10) Dedication of Common Area to Otter Wood Homeowners' Association, of record in Book 9903, Page 850, Register's Office for Davidson County, Tennessee.

This is improved property, known as: **2 Morningside, Nashville, TN 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **18th** day of **January, 2013.**

Carl A. Maltese

Cheryl Zucker-Maltese

Cheryl Zucker-Maltese

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Carl A. Maltese and wife, Cheryl Zucker-Maltese,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **18th** day of **January, 2013.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/24/13