BILL GARRETT, Davidson County
Trans:T20130093285 DEEDWARR
Recvd: 10/31/13 11:53 2 pgs
Fees:13.00 Taxes:4162.50
20131031-0113104

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

CRT File No. 13090064

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,125,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of October, 2013.

Notary Public
My Commission Expires: _____

SHARI A THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires March 2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William L Zelenik Dana W Zelenik 4981 Tyne Ridge Court Nashville TN 37220	New Owner	Tax Parcel ID No. 146-09-0 010.00

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, **Clifford D. Hawks and Jacqueline J. Hawks, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William L Zelenik and Dana W Zelenik, 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 34, TREEMONT, as shown on plat of record in Plat Book 6250, Pages 895-897, 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 Clifford D. Hawks and wife Jacqueline J. Hawks by Warranty Deed from Charles R. Boyd and wife, Susan H. Boyd, recorded on the 3rd day of May, 2004 in Instrument No. 20040503-0050224, 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 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TREEMONT, as recorded in Plat Book 6250, Page(s) 895-897.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6833, Page 594, Book 6833, Page 601, amended in Book 8259, Page 498 and Instrument Nos. 20051202-0145241, 20061207-0151539 and 20100212-0011250.

Terms and provisions of by-Laws recorded in Book 6833, Page 620 and Instrument No. 20121025-0097770.

Charter of Homeowners Association recorded in Book 6833, Page 617, Book 6840, Page 509 and Instrument No. 20061207-0151538.

Easement for Bridle Path, recorded in Book 1066, Page 274.

Easement for Private Road, recorded in Book 6833, Page 633.

Charter on Tyne Ridge Court Private Road Association recorded in Book 6844, Page 674 and Book 6833, Page 650.

Terms and provisions of by-Laws of Tyne Ridge Court Private Road Association recorded in Book 6833, Page 653.

Easement Agreement recorded at Instrument No. 20030502-0058900.

This is improved property located at 4981 Tyne Ridge Court Nashville TN 37220

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 30th day of October, 2013.

Clifford D. Hawks by James T. Harris, Attorney-in-fact
Clifford D. Hawks

Jacqueline J. Hawks by James T. Harris, Attorney-in-fact
Jacqueline J. Hawks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James T. Harris, 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 she is the Attorney-in-fact for Clifford D. Hawks, 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 30th day of October, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James T. Harris, 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 she is the Attorney-in-fact for Jacqueline J. Hawks, 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 30th day of October, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014