This Instrument Prepared By:

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BILL GARRETT, Davidson County
Trans:T20140027962 DEEDWARR
Recvd: 04/24/14 10:59 4 pgs
Fees:23.00 Taxes:4495.50
20140424-0034473

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Mr. and Mrs. Gene Paul Petty 4981 Tyne Ridge Court Nashville, Tennessee 37220	Same	14609001000

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, William L. Zelenik and Dana W. Zelenik, husband and wife (herein referred to as "Grantors"), have this day bargained and sold and, by these presents, do hereby transfer and convey unto Gene Paul Petty and Priscilla Hayes Petty, husband and wife (herein referred to as "Grantees"), their heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Treemont as of record in Plat Book 6250, pages 895-897, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Together with a perpetual mailbox easement between Charles R. Boyd and wife, Susan Hiles Boyd, and Richard Hagemeyer, running with the land and binding on their heirs, devisees, successors and assigns of any owners, now or in the future, of Lots 33 and 34, of record as Instrument No. 20030502-0058900, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William L. Zelenik and Dana W. Zelenik, Husband and Wife, by Warranty Deed from Clifford D. Hawks and Jacqueline J. Hawks, Husband and Wife, dated October 30, 2013, and recorded October 31, 2013, at 11:53 as Instrument No. 20131031-0113104, Register's Office for Davidson County, Tennessee.

This is improved property known as 4981 Tyne Ridge Court, Nashville, TN 37220.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the Grantees that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that is free from any lien or encumbrance whatsoever, except for those matters described on Exhibit A hereto and incorporated herein.

GRANTORS FURTHER COVENANT with the Grantees and bind themselves, their heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS this the 17 day of April, 2014.

GRANTORS:

William L. Zelenik

Dana W. Zelenik

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, William L. Zelenik and Dana W. Zelenik, with whom I am personally acquainted (or proved to me based upon satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of April, 2014.

MARSHALL L. HIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:
8/23/2016

My Commission Expires August 23, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,215,000.00.

Affiant

Subscribed and sworn to before me, this 18 day of April, 2014

Notary Public

My Commission Expires:
March 8, 2016

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

EXHIBIT A
(Encumbrances)

1. Taxes on Davidson County, Tennessee Map and Parcel No. 14609001000 for the year 2014.

2. All matters shown on the Plan of Plan of Treemont as of record in Plat Book 6250, pages 895-897, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants , conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6833, Page 594, Book 6833, Page 601, amended in Book 8529, Page 498, Instrument No. 20051202-0145241, Instrument No. 20061207-0151539 and Instrument No. 20100212-0011250, Register's Office for Davidson County, Tennessee.

4. Charter of Treemont Homeowners Association of record in Book 6833, Page 617, Book 6840, Page 509 and Instrument No. 20061207-0151538, in the Register's Office for Davidson county, Tennessee.

5. By-Laws of Treemont Homeowners Association of record in Book 6833, Page 620, Instrument No. 20121025-0097770 and Instrument No. 20061207-0151540, in the Register's Office for Davidson County, Tennessee.

6. Charter on Tyne Ridge Court Private Road Association of record in Book 6844, Page 674 and Book 6833, Page 650, in the Register's Office for Davidson County, Tennessee.

7. By-Laws of Tyne Ridge Court Private Road Association of record in Book 6833, Page 653, in the Register's Office for Davidson County, Tennessee.

8. Easement for Bridle Path of record in Book 1066, page 274, in the Register's Office for Davidson County, Tennessee.

9. Easement of Private Road of record in Book 6833, page 633, in the Register's Office for Davidson County, Tennessee.

10. Easement of Agreement of record in Instrument No. 20030502-0058900, in the Register's Office for Davidson County, Tennessee.