THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 26766-06-2007** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $345,000.00. Affiant Subscribed and sworn to before me this 16th day of August, 2007. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Jason T. Daume 6751 Cold Stream Drive Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 155070B027.00CO

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, **Wayne R. Lashley and wife, Nicole Lashley**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason T. Daume and wife, Arianne W. Daume** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6751 Cold Stream Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 16th day of August, 2007.

Wayne R. Lashley, by Nicole Lashley, Attorney-in-Fact

Nicole Lashley

Davidson County DEEDWARR
Recvd: 08/20/07 14:53 2 pgs
Fees:13.00 Taxes:1276.50
20070820-0099604

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Nicole Lashley**, 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, at office, this 16th day of August, 2007.

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON
State of Tennessee, County of Davidson
Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, **Nicole Lashley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Wayne R. Lashley** as he Attorney-In-Fact, as the free act and deed of the within named **Wayne R. Lashley**.

Witness my hand and official seal at Nashville, Tennessee this 16th day of August, 2007.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee. being Lot No. 10 on the Plan of Poplar Creek Estates, Phase V, Section B-1 Subdivision (The Highlands of Allens Green), as of record in Plat Book 9700, page 716, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Wayne R. Lashley and wife, Nicole Lashley by deed dated April 26, 2004 from The Jones Company of Tennessee, LLC, of record as Instrument No. 20040429-0048629, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Highlands of Allens Green Homeowner's Association, Inc. of record in Book 9472, page 824, Book 10425, page 93, Book 11356, page 662, Assignment of Developers rights of record in Book 11249, page 763 and as Instrument No. 20040524-0060854, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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).
3. Dedication of common area to Highlands of Allens Green Homeowners Association, Inc. of record in Instrument No. 20030513-0064544, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Highlands of Allens Green Homeowners Associations, Inc. of record in Book 10480, page 807, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 9700, page 716, Register's Office for Davidson County, Tennessee.
6. Easement for sanitary sewer of record in Book 6613, page 533 and Book 6613, page 536, Register's Office for Davidson County, Tennessee.
7. Easement for public water lines of record in Book 4817, page 784, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Book 6613, page 705, Register's Office for Davidson County, Tennessee.