THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **Stones River Title.** **FTEC File No. 27811-06-2008**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $223,900.00. Affiant Subscribed and sworn to before me this 1st day of July, 2008. Notary Public My Commission Expires: DONALD E. KNIFFEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires NOV. 22, 2010

WARRANTY DEED

Address New Owner: Shannon Parker 605 Magnolia Lane Nashville, TN 37211	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 172030B053.00CO

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, **U. Grant Browning and wife, Elizabeth M. Browning**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shannon Parker, unmarried** ("Grantee"), her 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 605 Magnolia Lane, Nashville, TN 37211

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 1st day of July, 2008.

U. Grant Browning

Elizabeth M. Browning

Elizabeth M. Browning

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **U. Grant Browning and Elizabeth M. Browning**, 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 1st day of July, 2008.

Notary Public

My Commission Expires:

BETH M. BROCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires MAR. 24, 2009

Davidson County DEEDWARR
Recvd: 07/03/08 15:22 2 pg
Fees:13.00 Taxes:828.43

20080703-0069236

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of The Woodlands, Phase 2, as of record in Plat Book 6900, page 635, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to U. Grant Browning and Elizabeth M. Browning by Quitclaim deed of record in Book 8644, page 940, Register's Office for Davidson County, Tennessee, corrected by Instrument of Correction in Book 9946, page 766, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for The Woodlands, of record in Book 7334, page 109, Book 7408, page 250, amended in Book 7516, page 37, Book 8464, page 463, Book 8622, page 390, Book 8634, page 224, re-recorded in Book 8643, page 675, 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 The Woodlands Homeowners Association of record in Book 8472, page 310, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of The Woodlands Homeowners Association of record in Book 8454, page 246, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6710, page 495, and Book 7091, page 428, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6900, page 635, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 7336, page 3, Register's Office for Davidson County, Tennessee.