WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $112,000.00.

Affiant

Subscribed and sworn to me on October 17, 2008.

NOTARY PUBLIC

MY EXPIRATION EXPIRES: 1/3/11

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Davidson County DEEDWARR
Recvd: 10/21/08 10:31 3 pgs
Fees:18.00 Taxes:414.40
20081021-0105458

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23600SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Justin Z. Conners Kelly S. Hahn 1124 Brittany Park Place Davidson, TN 37013	Countrywide Mortgage Ventures, LLC d/a/a Commerce Union Mortgage 2021 N. Gallatin Road, Ste 280, Madison, TN 37115	162-12-A-67 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Randall Kent Smith, married, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Justin Z. Conners, unmarried, Kelly S. Hahn, unmarried, "joint tenants with right of survivorship", hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 67, on the Plan of Brittany Park, Phase II, as of record in Plat Book 9700, page 796, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Randall Kent Smith and wife, Sandra Jennings Smith by deed from Donald R. Day, as authorized agent for Carlton Enterprises, Inc., of record as Instrument No. 200002010010543, said Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Randall Kent Smith by Quitclaim Deed from Sandra L. Smith, of record as 20020625-0076004, Register's Office for Davidson County, Tennessee.

Natalie Smith, spouse of the above named Randall Kent Smith, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

This instrument is being executed in behalf of Randall Kent Smith and wife, Natalie Smith pursuant to a Power of Attorney's executed by same on the 3rd day of October, 2008, and being filed for record in Instrument No. 20081021-0105456, and for record in Instrument No. 20081021-0105457, and being recorded simultaneously herewith.

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

1. 2008 Davidson County taxes which have been prorated by the parties and Paid by the Grantor; and
2. Matters shown on plan of record in Book 9700, page 796, Register's Office for Davidson County, Tennessee.

3. Easement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4202, page 787, Register's Office for Davidson County, Tennessee.
4. Easement of record in Book 7968, page 791, Register's Office for Davidson County, Tennessee.
5. Nonexclusive Easement Agreement of record in Book 8113, page 849, as amended in Book 8129, page 92, Register's Office for Davidson County, Tennessee.
6. Declaration of Covenants, Conditions and Restrictions for Brittany Park including, but not limited to easements, assignments, charges and liens contained in an instrument of record in Book 10016, page 870, amended in Book 10772, page 988, made applicable to Phase II by Book 11398, page 4 and amended in Instrument No. 20021025-0130771, said Register's Office.
7. Boundary Plat of record in Plat Book 7900, page 998, said Register's Office.
8. Storm Water Detention Agreement of record in Book 8174, page 198; Book 9507, page 844; and Book 9938, page 753, said Register's Office.
9. Conveyance of Common Area of record in Book 11398, page 193, said Register's Office.
10. Charter of the Brittany Park Homeowners' Association of record in Book 10016, page 900, said Register's Office.
11. Deed to Brittany Park Homeowner's Association of record in Book 10021, page 60 and Book 10789, page 173, said Register's Office.
12. Subject to lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.
13. Subject to the rights of others in and to the common areas/elements.

This property is also known as improved property located at 1124 Brittany Park Place, Davidson, TN 37013.

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, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 our hands on October 17, 2008.

Randall Kent Smith

By: attorney-in-fact
Terri Hollandsworth, Attorney-In-Fact

Natalia Smith

By: attorney-in-fact
Terri Hollandsworth, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terri Hollandsworth, 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 Randall Kent Smith, as his Attorney in Fact, as the free act and deed of the within named Randall Kent Smith.

Witness my hand and official seal this 17th day of October 2008.

NOTARY PUBLIC

My Commission Expires: 1/3/2011

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terri Hollandsworth, 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 Natalia Smith, as her Attorney in Fact, as the free act and deed of the within named Natalia Smith.

Witness my hand and official seal this 17th day of October 2008.

NOTARY PUBLIC

My Commission Expires: 1/3/2011

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KRIS MORSS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, KRIS MORSS, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/3/11

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON