WARRANTY DEED

THIS INDENTURE, made and entered into this 17th day of February, 2009, by and between **Primacy Closing Corporation, a corporation organized under the laws of Nevada**, party of the first part, and Franklin Hatchell, unmarried man, party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LOT 4, PHASE TWO-A, BRANDYWINE POINTE, as shown on plat of record in Plat Book 7900, Page 351 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 Grantors, by virtue of Warranty Deed recorded in Instrument No. 20090309-0020568, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

All matters of record, including without limitation, all real property taxes, not yet due and payable, which grantee hereby assumes and agrees to pay; restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of record in Plat Book 7900, Page 351 and Boundary Plat in Plat Book 7900, Page 156; Covenants, Conditions and Restrictions in Declaration of Covenants, Conditions and Restrictions in Deed Book 8695, Page 379, supplemented in Book 9576, Page 846; Terms and provisions of Amendment to Bylaws of Brandywine Pointe Community Association, Inc. in Book 10721, Page 835; Terms and provisions of the Articles of Incorporation of Brandywine Pointe Community Association, Inc. in Book 9013, Page 39 and Book 9117, Page 77; Charter of Brandywine Pointe Dock Association, Inc. in Book 8637, Page 563; Restrictive Covenants in Deed Book 8120, Page 170, Book 8544, Page 818, Book 8671, Page 484 and Book 9010, Page 627; all in said Register's Office.

And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said party of the second part, their heirs and assigns, against the lawful claims of all persons whomsoever.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Davidson County DEEDWARR
Recvd: 03/09/09 10:31 4 pgs
Fees:23.00 Taxes:1054.50
20090309-0020569

Signed By:
Primacy Closing Corporation

By: Vicki Puckett
Signature

STATE OF TN
COUNTY OF Shelby

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Vicki Puckett, with whom I am personally acquainted, and who, upon oath, acknowledged ~~himself~~/herself to be the Asst. Sec. of Primacy Closing Corporation, the within named bargainor, a corporation, and that ~~he~~/she as such Asst. Sec. being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by ~~himself~~/herself as such Asst. Sec..

WITNESS my hand and official seal, this 17th day of February, 2009.

MIRANDA RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

Miranda Richardson
Notary Public

My commission expires:
My Commission Expires July 17, 2012

STATE OF TN
COUNTY OF WILSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 285,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 17th day of February, 2009 ~~2008~~.

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Lissa Groom
Notary Public

My commission expires:
11/5/2013

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

PROPERTY ADDRESS:

4005 Brandywine Pointe Blvd
Old HIckory, TN 37138

MAIL TAX NOTICES TO:

Franklin Hatchell
4005 Brandywine Pointe Blvd.
Old Hickory, TN 37138

NAME AND ADDRESS OF PROPERTY OWNERS:

Franklin Hatchell
4005 Brandywine Pointe Blvd
Old Hickory, TN 37138

TAX PARCEL NO.: 64-3A-21.00CO

Prepared By:

William N. Griffin, Jr., Atty
Griffin, Clift, Everton & Thornton, PLLC
6489 Quail Hollow Road, Ste 100
Memphis, TN 38120

Return To:

Cumberland Title
13026 Lebanon Rd. Ste 100
Mt Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, 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.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Wendy Locke, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) Wendy L. Locke State of Tennessee Notary Public Wilson Co.

Notary Public

My Commission Expires: 6-27-2011

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