WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $176,900.00

Carl Bland
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 3RD DAY OF JUNE, 2010.

Dana Delworth
NOTARY PUBLIC

MY COMMISSION EXPIRES 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 10-03490 WILLIAMS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kelsey Y. Williams and Nichole R. Williams	same F+M Bank	173-11A-52.00 CO
2088 Stanford Village Drive	50 Franklin Street	
Antioch, TN 37013	Clarksville, TN 37040	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GEORGE H. BLAND III, AND WIFE, CAROL H. BLAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

KELSEY Y. WILLIAMS , AND WIFE, NICHOLE R. WILLIAMS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 2088 Stanford Village Drive, Antioch, 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 Grantee, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 3rd day of June, 2010.

George H. Bland, III
George H. Bland III

Carol H Bland
Carol H. Bland

BILL GARRETT, Davidson County
Trans:T20100035359 DEEDWARR
Recvd: 06/10/10 13:30 2 pgs
Fees:13.00 Taxes:654.53
20100610-0045152

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, GEORGE H. BLAND III AND CAROL H. BLAND, the bargainor(s), 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 and official seal at Franklin, Tennessee, this 3rd day of June, 2010.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 23, SECTION TWO, STANFORD VILLAGE, as shown on plat of record in Instrument No. 20010226-0017614, 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 George H. Bland, III and wife, Carol H. Bland by Warranty Deed from Robin Williams Cox and husband, Steven Cox, recorded on the 22nd day of November, 2004 in Instrument No. 20041122-0139647, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, STANFORD VILLAGE, as recorded in Instrument No. 20010226-0017614, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions recorded in Instrument Nos. 20000203-0011283, 20000228-0019107, 20000301-0020280, 20010319-0026310, 20020123-0009420 and 20041108-0134204 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Instrument No. 20000217-0016311.

f. Charter of Homeowners Association recorded at Instrument No. 20000217-0016310.

g. Easement for Sanitary Sewer/Storm Drainage, recorded in Book 9466, Page 794 and Book 11517, Page 992.

h. Easement for Right of Way to Columbia Gulf Transmission, recorded in Book 2590, Page 545, Book 4218, Page 425 and Book 4229, Page 43, Partial Release in Book 11208, Page 14.

i. Easement for Right of Way, recorded in Book 11263, Page 506, Book 2739, Page 637 and Book 2740, Page 181.

j. Agreement Regarding Use of Property for Flood Plain Calculations recorded in Book 11493, Page 254.

k. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

l. Property taxes for the current year.