This space for Register's Office:

BILL GARRETT, Davidson County
Trans:T20100039265 DEEDWARR
Recvd: 06/28/10 14:32 2 pgs
Fees:13.00 Taxes:527.25
20100628-0050328

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Dana Halchak, et al
719 Fox Ridge Drive
Brentwood, TN 37027

SEND TAX BILLS TO:
First State Bank
7114 Hwy 70 S #105
Nashville, TN 37221

Map & Parcel No. 160.14-0C-19.00 CO

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Chad Plunk and wife, Allison Plunk** hereinafter called the **Grantors**, do hereby convey unto **Dana Halchak, unmarried** and **Richard A. Halchak and wife, Sherri A. Halchak as joint tenants with the right of survivorship** hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Unit No. 719 in Brentwood Trace Condominiums, Section Two, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, Section Two, recorded in Book 5200, pages 376 and 377, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 5818, Page 915, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, Section Tow, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5818, Page 915, Register's Office for said County, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Chad Plunk and Allison Dowdy, both unmarried person by Warranty Deed of record in Book 11396, Page 923, Register's Office for said County and further conveyed to Chad Plunk and wife, Allison Plunk by Quitclaim Deed of record in Instrument No. 20021118-0142474, Register's Office for Davidson County, Tennessee. Chad Plunk is executing this instrument on behalf of Allison Plunk pursuant to Power of Attorney being filed simultaneously herewith in Instrument No. * , Register's Office for said County. * 20100628-0050327

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as: 719 Fox Ridge Drive, Brentwood, TN 37027.

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantor 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 herein set out.

GRANTORS FURTHER COVENANT and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 24th day of June, 2010.

Chad Plunk

Allison Plunk by Chad Plunk AIF
Allison Plunk by Chad Plunk, attorney in fact

STATE OF Tennessee
County of Williamson

BEFORE ME, the undersigned authority, on this day personally appeared Chad Plunk known to me to be the persons whose names are subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be his free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 24th day of June, 2010.

Notary Public in and for the
State of Tennessee

KIMBERLY R. HARGROVE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 6-18-12

STATE OF Tennessee
COUNTY OF Rutherford

On this 24th day of June, 2010, before me personally appeared Chad Plunk, who executed the foregoing instrument on behalf of Allison Plunk and acknowledged that he executed the same as the free act and deed of Allison Plunk through Power of Attorney granted him.

Notary Public in and for the
State of Tennessee
Commission Expires: 6-18-12

KIMBERLY R. HARGROVE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $142,500.00

Affiant

Sworn and subscribed before me on June 24, 2010

Notary Public

My Commission Expires: 1/9/2012

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE