WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $295,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF AUGUST, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES 05-06-13

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 10-03577 PROFFITT

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Michael D. Proffitt and Kristina L. Proffitt	same	171-04-B 5.00 CO
5700 Cloverland Park Place		
Brentwood, TN 37027		

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,

JANET GAIL EWING AND ROBERT C. EWING

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

MICHAEL D. PROFFITT , AND WIFE, KRISTINA L. PROFFITT

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 5700 Cloverland Park Place, Brentwood, TN 37027

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 13th day of August, 2010.

Janet Gail Ewing

Robert C. Ewing by Fred W Ewing, ATTORNEY-IN-FACT

Robert C. Ewing by Fred W. Ewing, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 13th day of August, 2010, before me personally appeared Fred W. Ewing to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Robert C. Ewing and acknowledged that he executed the same as the free act and deed of said Robert C. Ewing.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public
My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 3, 2012

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, Janet Gail Ewing, 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 Brentwood, Tennessee, this 13th day of August, 2010.

Notary Public
My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 3, 2012

BILL GARRETT, Davidson County
Trans:T20100050537 DEEDWARR
Recvd: 08/16/10 11:00 2 pgs
Fees:13.00 Taxes:1091.50

20100816-0064377

file # 10-03577 PROFFITT

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 5, CLOVERLAND PARK, as shown on plat of record in Instrument No. 20001013-0102079, 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 Janet Gail Ewing, with a reservation of a life estate for the joint lives of Robert C. Ewing and Christine W. Ewing by Warranty Deed from Steve Adams, recorded on the 24th day of April, 2003 in Instrument No. 20030424-0055348, in the Register's Office of Davidson County, Tennessee.

Christine W. Ewing having since passed away February 5, 2006.

This instrument is being executed in behalf of Robert C. Ewing pursuant to a power of attorney executed by the same on the 17th day of May, 2005, and being filed for in Instrument # 20100811-0063513, Register's Office for 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 CLOVERLAND PARK, as recorded in Instrument No. 20001013-0102079 , 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 No. 20010904-0095214 , 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. Charter of Homeowners Association, recorded at Instrument No. 20010904-0095213.

f. Easement for Ingress-Egress, recorded in Instrument No. 20040910-0109502.

g. Quitclaim Deed to Homeowners Association for Open Space, recorded at Instrument No. 20010912-0099350.

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

i. Property taxes for the current year.