PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20100052601 DEEDWARR
Recvd: 08/24/10 13:40 2 pgs
Fees:13.00 Taxes:1415.28
20100824-0067017

WARRANTY DEED

THIS INDENTURE is made and entered into this 20th day of August, 2010 by and between **Charles R. Gibson and wife, Joan M. Gibson**, hereinafter referred to as GRANTOR, and **Jesse L. Gough and Linda Jane Gough, husband and wife**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Brentwood, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the plan of Hemmingwood, Phases II, III, and IV, of record in Book 6900, pages 7 and 8, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This conveyance is subject to the following:

All matters appearing on the plan of Hemmingwood, Phases II, III and IV, of record in Book 6900, Pages 7 and 8, Register's Office for said County.

Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Book 6730, page 329 as amended in Book 6892, page 540; Book 6925, page 268; Book 6948, page 268; Book 7296, page 387 and Book 7474, page 205, Register's Office for said County.

Homeowners Association Charter of record in Book 6704, page 373 as amended in Book 6936, page 893 and Book 7496, page 163 and amended and restated in Book 8762, page 170, Register's Office for said County.

Conveyance of Common Area of record in Book 6962, page 404 as rerecorded in Book 7207, page 84, Register's Office for said County.

Stormwater Detention Agreement of record in Book 6728, page 672, Register's Office for said County.

Ingress and Egress Easement of record in Book 7310, page 777, Register's Office for said County.

Being the same property conveyed to Charles R. Gibson and wife Joan M. Gibson by Warranty Deed from Bruce T. Murphy, dated June 15, 1998, recorded June 19, 1998, of record in Book 10984, page 155, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 125 Bridlington Lane, Brentwood, TN 37027

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Charles R. Gibson

Joan M. Gibson by Charles R. Gibson her attorney in fact

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Charles R. Gibson, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 20th day of August, 2010.

Notary Public

My Commission Expires: My Commission Expires October 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ATTORNEY IN FACT
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Charles R. Gibson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Joan M. Gibson, and acknowledged that he executed the same as free act and deed of said Joan M. Gibson.

Witness my hand, at office, this 20th day of August, 2010.

Notary Public

My Commission Expires: My Commission Expires ~~October~~ 28, 2012

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Jesse L. Gough and Linda Jane Gough
125 Bridlington Lane, Brentwood, TN 37027

Send Tax Statements to: ~~Regions~~ Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

Map & Parcel 160-11-A-035

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $382,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 20th day of August, 2010.

Notary Public

My Commission Expires: 01/07/2013

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

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
10-1-285