BILL GARRETT, Davidson County
Trans:T20100071264 DEEDWARR
Recvd: 11/09/10 14:15 2 pgs
Fees:13.00 Taxes:590.15
20101109-0090078

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $159,500.00.

Affiant

Subscribed and sworn to before me, this 27th day of ~~September,~~ October 2010.

Notary Public:

My Commission Expires: 01/07/2013

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
John O. Enockson and Sheila Enockson 1846 Grace Point Lane Nolensville, TN 37135	First Community Mortgage, Inc. 275 Robert Rose Drive Murfreesboro TN 37129	188100A03900CO

FOR AND IN 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, I/we, **Aaron T. Walker, married and David M. Patton, married** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **John O. Enockson and Sheila Enockson, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 39, on the Plan of Carothers Crossing, Phase 2, Section 1 Lots 21-61 as of record in Instrument No. 20070807-0093924, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete description.

BEING a part of the property conveyed to Aaron T. Walker and David M. Patton, by Special Warranty Deed from Pinnacle National Bank, dated June 25, 2010, recorded June 30, 2010, in Instrument Number 20100630-0050980, Register's Office for Davidson County, Tennessee.

The grantors herein state that the property was investment property only and grantors never resided in said property.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2010 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Instrument Number 20070807-0093924, Register's Office for Davidson County, Tennessee.

Master Restrictions of record in Instrument Number 20070627-0076581 and amended in 20070821-0099817, Instrument Number 20070921-0099818, Instrument Number 20080515-0049892, Instrument Number 20080515-0049893, Register's Office for Davidson County, Tennessee.
DCCR's of record in Instrument Number 20070627-0076582 and amended in Instrument Number 20070821-0099817, Instrument Number 20070821-0099818 and Instrument Number 20080515-0049894, Register's Office for Davidson County, Tennessee.

Master Restrictions of record in Book 757, Page 3304 and amended in Book 846, Page 3214 and Book 846, Page 3220, Register's Office for Rutherford County, Tennessee.
DCCR's of record in Book 757, Page 3339 and amended in Book 846, Page 3214, Register's Office for Rutherford County, Tennessee.

This property is a part of a Planned Unit Development, subject to rights of others in and to common areas/elements, subject to lien for special assessment contained in DCCR's/Master Deed.

Charter for Homeowners Association of record in Instrument Number 20070307-0027908, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement set forth in the instrument recorded in Instrument Number 20060407-0040185, Instrument Number 20060526-0062228, Instrument Number 20070703-0079178 and Instrument Number 20070702-0078659, Register's Office for Davidson County, Tennessee.

Sewer Line easement set forth in the instrument recorded in Book 9975, Page 541 and Instrument Number 20070703-0079178, Register's Office for Davidson County, Tennessee.

Easement to Colonial Pipeline Co. easement set forth in the instrument recorded in Book 3578, Page 491, Book 3611, Page 195 and Book 4588, Page 484, Register's Office for Davidson County Tennessee.

Right-of-Way easement for Public Roadway easement set forth in the instrument recorded in Instrument Number 20070511-0056717, Instrument Number 20070511-0056718 and Instrument Number 20070511-0056719, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.
This is improved property, known as: 1846 Grace Point Lane, Nolensville, TN 37135

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 27th day of September, 2010.

Aaron T. Walker

David M. Patton By: Aaron T. Walker, His Atty-in-Fact

By Aaron T. Walker Atty In Fact.

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Aaron T. Walker**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of September, 2010.

Commission Expires: 11/20/12

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY TENN.

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Aaron T. Walker in his capacity as Attorney in Fact for David M. Patton**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of September, 2010.

Commission Expires: 11/20/12

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY TENN.

This Instrument Prepared By:

Highland Title, LLC
The House of Cash Building
700 Johnny Cash Pkwy, STE 201
Hendersonville, TN 37075