WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $400,000.00. Affiant Subscribed and sworn to before me, this the 17th day of December, 2010. Notary Public My commission expires: 6-12-11 (AFFIX SEAL)

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lee Anne Burkhart Cmelak	SAME	**Map 104-13-0-F Parcel 149.00co**
149 Brighton Close		
Nashville, TN 37205		

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, WE,

Terry R. Sears and Patti C. Sears, husband and wife

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

Lee Anne Burkhart Cmelak, an unmarried woman

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

Land in Davidson County, Tennessee, being Unit No. 149 on the Plan of Brighton Close, Phase II, Unit Nos. 147, 148, 149, and 150, a Planned Unit Development, of record in Plat Book 9700, Page 180, Amending Book 7900, Page 136, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Terry R. Sears and Patti C. Sears, husband and wife, by Warranty Deed dated March 22, 2007, from Michael H. Ory and wife, Alyce Ory, of record in Instrument No. 20070327-0036387, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Terry R. Sears, pursuant to a Power of Attorney executed by same on the ____ day of December, 2010, of record in Instrument No. 20101229010321 6, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Patti C. Sears, pursuant to a Power of Attorney executed by same on the ____ day of December, 2010, of record in Instrument No. 20101229010321 7, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (X) Unimproved ( ) property, known as **149 Brighton Close, Nashville, TN 37205**

BILL GARRETT, Davidson County
Trans:T20100081633 DEEDWARR
Recvd: 12/29/10 10:36 2 pgs
Fees:13.00 Taxes:1480.00
20101229-0103218

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my/our hand(s) this **17th** day of **December, 2010.**

Terry R. Sears by Allen DeCuyper, Attorney-in-Fact

Patti C. Sears by Allen DeCuyper, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Allen DeCuyper**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Terry R. Sears**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Terry R. Sears**, for the purpose therein contained, by signing the name of **Terry R. Sears,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of December, 2010.

Notary Public

My commission expires: Nov. 28, 2011

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Allen DeCuyper**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Patti C. Sears**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Patti C. Sears**, for the purpose therein contained, by signing the name of **Patti C. Sears,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of December, 2010.

Notary Public

My commission expires: Nov 28, 2011

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.