WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 323,900.00

Affiant

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF MARCH, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 11-03929 FRANKLIN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Robby D. Franklin and Caitlin E. Franklin	~~same~~ Brand Mortgage	171030C00100CO
501 Danville Point	6224 Sugarloaf Pkwy #200	
Brentwood, TN 37027	Duluth GA 30097	

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,

GLENN E. SHERIFF, AND WIFE, AMANDA D. SHERIFF

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

ROBBY D. FRANKLIN , AND WIFE, CAITLIN E. FRANKLIN

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 501 Danville Point, 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 29th day of March, 2011.

Glenn E. Sheriff

Amanda D. Sheriff

BILL GARRETT, Davidson County
Trans:T20110020126 DEEDWARR
Recvd: 04/06/11 10:03 2 pgs
Fees:13.00 Taxes:1198.43
20110406-0026521

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, GLENN E. SHERIFF AND AMANDA D. SHERIFF, 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 Franklin, Tennessee, this 29th day of March, 2011.

Notary Public _____

My Commission Expires: _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

11-03929 FRANKLIN

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 252, SECTION 5C, FREDERICKSBURG, as shown on plat of record in Plat Book 9700, Page 48, 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 Glenn E. Sheriff and wife, Amanda D. Sheriff by Warranty Deed from Michael L. Roden and wife, Laura Roden, recorded on the 31st day of January, 2005 in Instrument No. 20050131-0010796, in the Register's Office of 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 2011 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 SECTION 5C, FREDERICKSBURG, as recorded in Plat Book 9700, Page(s) 48 and Book 7900, Page 509, 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 as set forth in Instrument recorded in Book 7798, Page 843 , 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. Declaration of Covenants, Conditions and Restrictions recorded in Book 8920, Page 65, Book 9500, Page 393 and Book 9860, Page 840 , 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).

f. Terms and provisions of by-Laws of Fredericksburg Homeowners Association, Inc. recorded in Book 8920, Page 45.

g. Charter of Fredericksburg Homeowners Association, Inc. as filed of record in Book 8920, Page 40.

h. Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewer Services as filed of record in Book 9698, Page 81 and Book 9698, Page 124.

i. Easement for Stormwater Detention, recorded in Book 9771, Page 545.

j. Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 7993, Page 269.

k. Conveyance for Slope Easement as conveyed by Deed to the State of Tennessee as filed of record in Book 7851, Page 712.

l. Conveyance to Radnor Development Corporation as filed of record in Book 9443, Page 538.

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

n. Property taxes for the current year.