01288-2495

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

[signature] Inderjit K Basra
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th of April 2011
[signature]
Notary Public
MY COMMISSION EXPIRES: 4/21/13
(AFFIX SEAL)

Joel ... STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Carpentier (NAME)	F&M Bank (NAME)	172100A01200
5612 Cedar Rock Drive (ADDRESS)	10 Cadillac Drive (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 27 day of April, 2011 by and between ALEC SINGH AND INDERJIT K. BASRA, HUSBAND AND WIFE, party of the first part, and MATTHEW PETER CARPENTIER, AN UNMARRIED MAN AND PATRICIA LIHN PHAN, AN UNMARRIED WOMAN, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Final Plat of Brentwood Cove, Revision 3, of record in Instrument No. 200102010009801, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description of said lot.

See EXHIBIT "A" attached hereto and made part hereof.

~~Being the same property conveyed to ALEC SINGH AND INDERJIT K. BASRA, HUSBAND AND WIFE by deed from __, dated __________ and filed of record in Record Book ____, page ____, Register's Office for DAVIDSON County, Tennessee.~~

~~Subject to Restrictions of record in Deed Book ______, Page ______, Deed Book ______, page ______, Deed Book ______, page _____, and Deed Book _______, page ________, said Register's Office. Further subject to easements, covenants, agreements, and mineral exceptions, if any, of record.~~

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20110026428 DEEDWARR
Recvd: 05/04/11 12:20 3 pgs
Fees:18.00 Taxes:943.50
20110504-0034197

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

ALEC SINGH

INDERJIT K. BASRA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ALEC SINGH, 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 at office this 18TH day of JUNE, 2010

Commission expires: 4/21/13

Joel S. Wright STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named INDERJIT K. BASRA, 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 at office this 18TH day of JUNE, 2010

Commission expires:

Joel S. Wright STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

Notary Public

File No.: 01288-2495 ~~210040595~~

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 12 on the Final Plat of Brentwood Cove, Revision 3, of record in Instrument No. 200102010009801, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to ALEC SINGH AND WIFE, INDERJIT K. BASRA by deed from SOUTHEASTERN BUILDING CORPORATION, A TENNESSEE CORPORATION of record in Instrument 20030619-0085295 on June 11, 2003 and filed for record on June 19, 2003, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT B

This conveyance is subject to:

All matters as set forth per Instrument 20010201-0009801, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 20000427-0041952, said Register's Office.

Stormwater Detention Agreement Easement of record in Instrument 20000908-0089128, said Register's Office.