(2)

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $254,000.00

Casey Brampton
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF MAY, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 11-03927 DAWSON

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Lisa Kay Dawson	same	171-4C-55.00CO
827 Barrington Place		
Brentwood, TN 37027		

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,

SHEA HARDMAN AND WIFE PAULA HARDMAN

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

LISA KAY DAWSON, A SINGLE PERSON

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 827 Barrington Place, 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 16th day of May, 2011.

X Shea Hardman by Paula Hardman, attorney-in-fact
Shea Hardman by Paula Hardman, attorney-in-fact

X Paula Hardman
Paula Hardman

STATE OF Ohio
COUNTY OF Medina

On the 16th day of May, 2011, before me personally appeared Paula Hardman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Shea Hardman and acknowledged that she executed the same as the free act and deed of said Shea Hardman.

Witness my hand and official seal at ~~Franklin, Tennessee~~ Medina, Ohio

Notary Public Sandra V. Ganley
My Commission Expires: 12-7-2014

SANDRA V. GANLEY
Notary Public, State of Ohio
My Comm. Expires Dec. 7, 2014

STATE OF Ohio
COUNTY OF Medina

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Paula Hardman, 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 16th day of May, 2011. Medina, Ohio

Notary Public Sandra V. Ganley
My Commission Expires: 12-7-2014

SANDRA V. GANLEY
Notary Public, State of Ohio
My Comm. Expires Dec. 7, 2014

BILL GARRETT, Davidson County
Trans:T20110029917 DEEDWARR
Recvd: 05/19/11 14:13 2 pgs
Fees:13.00 Taxes:939.80
20110519-0038427

EXHIBIT A - LEGAL DESCRIPTION

Being Lot No. 55 as set forth in the Master Deed and Bylaws for Barrington Place, a Horizontal Property Regime with Private Elements, of record in Instrument 20050914-0110701 and corrected in Instrument 20051025-0128696, P.U.D. Boundary Survey of record in Instrument 20050404-0036360, Register's Office for Davidson County, Tennessee. To which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Charles Martin and wife, Dena Martin to Shea Hardman and wife, Paula Hardman as recorded on the 1st day of June, 2007 in Instrument No. 20070601-0065340 and Special Warranty Deed from Newmark Homes, L.P., a Texas Limited Partnership to Shea Hardman and wife, Paula Hardman and Charles Martin and wife, Dena Martin as recorded on the 25th day of May, 2006 in Instrument No. 20060525-0061709, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Shea Hardman pursuant to a power of attorney executed by the same on March 26th 2011, and being filed for in Instrument #20110519003 8426, Register's Office for 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 PUD Boundary Plat of MAYFAIR, as recorded in Instrument No. 20050404-0036360 , 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. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BARRINGTON PLACE of record in Instrument No. 20050914-0110701, re-recorded at Instrument No. 20051025-0128696 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

e. Easement to BellSouth Telecommunications, recorded in Instrument No. 20051109-0135895.

f. Easement for Sanitary Sewer/Storm Drainage, recorded in Book 7026, Page 756, Book 7883, Page 323 and Book 7121, Page 197.