[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Ryan Williams and Sarah Yu	Franklin American Mortgage	Map/Parcel -
4816 Cape Hope Pass	501 Corporate Centre Dr.	098130A03200CO
Nashville, TN 37076	Franklin, TN 37067	

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Ste 201, Nashville, TN 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged **Bill S. Darsinos*** (The "Grantor") has bargained and sold, and by these presents do sell transfer and convey unto

* and wife, Bethany Darsinos
Ryan M. Williams and * (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in
*Sarah M. Yu, both unmarried
Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 32, PHASE ONE, SECTION THREE, NEW HOPE POINT, as shown on plat of record in Plat Book 9700, Page 480, 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 Bill S. Darsinos, unmarried by Warranty Deed from William Greg Armistead, unmarried, recorded on the 2nd day of June, 2005 in Instrument No. 20050602-0062643, re-recorded at Instrument No. 20050822-0099755, in the Register's Office of Davidson County, Tennessee.

Bethany Darsinos joins in this conveyance to convey her marital interest.

This conveyance is subject to the following:

1. Taxes for the year 2011 not yet due and payable and now assumed by the Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE, SECTION THREE, NEW HOPE POINT, as recorded in Plat Book 9700, Page(s) 480, Plat Book 9700, Page 275 (Boundary) and Surveyor's Certificate of Correction recorded at Instrument No. 20010531-0056257, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10290, Page 1, Book 10659, Page 528 and Instrument Nos. 20000628-0064247 and 20000628-0064248, said Register's Office.
4. Terms and provisions of by-Laws recorded in Instrument No. 20080623-0064598, said Register's Office.
5. Charter of New Hope Point Homeowners Association recorded at Instrument No. 20000607-0056879, said Register's Office.
6. Conveyance of Common Area recorded at Instrument No. 20000607-0056880, said Register's Office.

This is improved property commonly known as: 4816 Cape Hope Pass, Hermitage, TN 37076

BILL GARRETT, Davidson County
Trans:T20110040031 DEEDWARR
Recvd: 07/05/11 11:20 3 pgs
Fees:18.00 Taxes:773.30
20110705-0051127

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $209,000.00

Affiant

Subscribed and sworn to before me this 30 day of June, 2011

My Commission Expires: 9-2-2013

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of June, 2011.

Bill S. Darsinos

Bethany Darsinos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2011, before me personally appeared Bill S. Darsinos to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of June, 2011, before me personally appeared Bethany Darsinos to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013