WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110042367 DEEDWARR
Recvd: 07/14/11 10:33 3 pgs
Fees: 18.00 Taxes: 1087.43
20110714-0053853

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 293,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JULY, 2011.

Notary Public

MY COMMISSION EXPIRES: 11-7-2011
(AFFIX SEAL)

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
David Viola	Renasant Bank	186040A05800
(NAME) 8920 Macauley Lane	(NAME) 2001 Park Place No., #650	
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Birmingham, AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 13TH day of JULY, 20 11, by and between **BRANDON C. COBIA AND SHEREE COBIA, HUSBAND AND WIFE,** party of the first part, and **DAVID VIOLA,** AN UNMARRIED MAN, 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. 168, Final Plat, Burkitt Place Subdivision, Phase 1A, Section 2, as shown by plat of record in Instrument No. 20060315-0029571 and corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048556, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Brandon C. Cobia and Sheree Cobia, husband and wife, by Deed from Drees Premier Homes, Inc., dated 12/12/2007 and filed for record on 12/13/2007 in Instrument No. 20071213-0143504, Register's Office for Davidson County, Tennessee.

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, their 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 A 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.

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.

BRANDON C. COBIA

SHEREE COBIA

STATE OF Alabama

COUNTY OF Jefferson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named BRANDON C. COBIA, 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 3 day of Feb, 2011.

Commission expires: MY COMMISSION EXPIRES FEBRUARY 12, 2014

Notary Public

STATE OF Alabama

COUNTY OF Jefferson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named SHEREE COBIA, 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 3 day of Feb, 2011.

Commission expires: MY COMMISSION EXPIRES FEBRUARY 12, 2014

Notary Public

EXHIBIT A

All matters as set forth per Boundary Plat Instrument No. 20050920-0113225, Plat Instrument No. 20060315-0029571, and by Surveyor's Certificate of Correction in Instrument No. 20060427-0048556, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument No. 20060306-0025388, said Register's Office.

Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20050908-0108101, said Register's Office.

Easement Agreement of record in Instrument No. 20060317-0030915, said Register's Office.