WARRANTY DEED

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $295,000.00.

Affiant

Subscribed and sworn to me on July 22, 2011.

NOTARY PUBLIC

My Commission Expires: 9/9/2014

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 07/22/11 15:46 3 pgs
Fees:18.00 Taxes:1091.50
20110722-0056493

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Arthur Wayne Parker Carolynn Louise Parker 1637 Rachel Way Old Hickory, TN 37138	WR Starkey Mortgage 6901 Lenox Village Dr. Suite 108 Nashville, TN 37211	064-03-0A 121.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, F. Wayne Wall and wife, Jane H. Wall, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Arthur Wayne Parker and Carolynn Louise Parker, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Brandywine Pointe, Phase Ten, Section Three, as of record in Plan Book 9700, page 280, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to F. Wayne Wall and wife, Jane H. Wall by Warranty Deed from D. R. Horton, Inc., DBA Torrey Homes, dated March 31, 1998, of record in Book 10874, page 150, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2011 Davidson County and subsequent taxes are assumed by the Grantees; and
2. Declaration of Covenants, Conditions and Restrictions of record in Book 10257, page 199, Register's Office for Davidson County, Tennessee; and
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 9700, Page 280, said Register's Office; and
4. Charter of Homeowner's Association of record in Book 9013, page 39 and Book 9117, page 77, said Register's Office; and
5. Charter of Brandywine Pointe Dock Assoc of record in Book 8695, page 379, said Register's Office; and
6. Bylaws of record in Book 10721, page 835, said Register's Office; and
7. Restrictions for Doc Assoc of record in Book 9145, page 957; Book 9576, page 846; Book 9776, page 427; Book 10447, page 711; and Book 10684, page 324, said Register's Office; and
8. This is a Planned Housing Development and is subject to Homeowner's Association dues and liens for assessment thereof; and
9. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1637 Rachel Way, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said

land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 hands on July 22, 2011.

F. Wayne Wall

Jane H. Wall

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 22, 2011, before me personally appeared F. Wayne Wall and Jane H. Wall, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on July 22, 2011.

NOTARY PUBLIC

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Tara Steward, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tara Steward
Notary's Signature

My Commission Expires: 8/23/11.

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY