WARRANTY DEED	STATE OF TENNESSEE COUNTY OF : WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 1,950,000.00 Randall Edward Curran, Affiant SWORN TO AND SUBSCRIBED BEFORE ME, THIS 31st day of August, 2011 Notary Public MY COMMISSION EXPIRES: 7/3/2012 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110054302 DEEDWARR
Recvd: 09/01/11 14:28 4 pgs
Fees:23.00 Taxes:7215.00
20110901-0067987

ERNEST B. WILLIAMS IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2012

THIS INSTRUMENT WAS PREPARED BY
Ernest B. Williams IV, PLLC
P.O. Box 159264
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Randall Edward Curran and Mardi Curran **340 White Swans Crossing,** **Brentwood TN 37027**	**SAME AS OWNER**	**18-11-A/6.00**

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, **SYCAMORE CONSTRUCTION, LLC,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDALL EDWARD CURRAN AND WIFE MARDI CURRAN,** HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT A (PROPERTY DESCRIPTION)

Being the same property conveyed to SYCAMORE CONSTRUCTION, LLC, by deed from CHARLOTTE W. GOLDSTON, of record as Instrument No. 20070601-0065222, dated May 31, 2007, Register's Office, of Davidson County Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

SEE EXHIBIT B (EXCEPTIONS)

This is x improved ☐ unimproved property, known as 340 White Swans Crossing, 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 31st day of August, 2011.

Sycamore Construction, LLC

By: _____
Robert L. Scruggs
Title: President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BEFORE ME, the undersigned a Notary Public of the State and County aforementioned, personally appeared Robert L. Scruggs with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Sycamore Construction, LLC, a Tennessee limited liability company and as such President, executed the foregoing instrument for the purpose therein contained, [by signing the name of the company Sycamore Construction, LLC as President or and acknowledged the instrument to be the free act and deed of Sycamore Construction, LLC

WITNESS my hand and seal, this 31st day of August, 2011

_____
Notary Public

My Commission Expires: _____

Personally known: ✓ or Produced Identification: _____
Type of Identification Produced: _____ Driver's License _____

MELODY M. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014

RETURN TO:
Ernest B. Williams IV
P.O. Box 159264
Nashville, TN 37215

EXHIBIT A
LEGAL DESCRIPTION

Formal Address: 340 White Swans Crossing
Brentwood, TN 37027

Map/Parcel: **18-11-A/6.00**

Description:

Land in Davidson County, Tennessee, being Lot(s) 6, as shown on the map entitled Cambridge Downs, of record as Instrument No. 20050727-0087930, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SYCAMORE CONSTRUCTION, LLC, by deed from CHARLOTTE W. GOLDSTON, of record as Instrument No. 20070601-0065222, dated May 31, 2007, said Register's Office.

EXHIBIT B
EXCEPTIONS

1. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20050727-0087931, said Register's Office.

2. Charter of Cambridge Downs Homeowners Association of record as Instrument No. 20050714-0081979, said Register's Office.

3. All matters appearing on the Plan of record as Instrument No. 20050727-0087930, said Register's Office.

4. Sewer and/or Storm Drainage Easements of record in Book 8339, page 290 and Book 9190, page 244, said Register's Office.

5. Ingress/Egress, Overhead Utility and Water Line Easements of record in Book 8745, page 744 and as Instrument No. 20010924-0103120, said Register's Office.

6. Encroachment Agreement of record as Instrument No. 20030808-0113196, said Register's Office.