WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110058546 DEEDWARR
Recvd: 09/21/11 09:31 2 pgs
Fees:13.00 Taxes:832.50
20110921-0073002

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,000.00.

Affiant

Subscribed and sworn to me on September 16, 2011.

NOTARY PUBLIC

My Commission Expires: 4-23-14

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:

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

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William A. Houston Connie K. Houston 5944 Westheimer Drive Brentwood, TN 37027	Franklin American Mortgage Company 501 Corporate Centre Drive Suite 400 Franklin, TN 37067	172-05-0B 152.00 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, Stephen M. Dorris, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto William A. Houston and Connie K. Houston, husband and wife, 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. 38 on the Plan of Sterling Oaks, Phase III of record in Instrument No. 20001122-0115320, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stephen M. Dorris, an unmarried man by Warranty Deed from Pulte Homes Tennessee, Limited Partnership, of record in Instrument No. 20020605-0068325, said Register's Office. Stephen M. Dorris has since married. Rebecca Dorris joins in this conveyance for purposes of conveying any and all marital interest she may have in the above-described property.

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. Plan of Sterling Oaks, Phase III of record in Instrument No. 20001122-0115320, Register's Office for Davidson County, Tennessee; and
3. Charter of Sterling Oaks Homeowners Association of record in Book 10951, page 540, said Register's Office, and for Sterling Oaks Phase III Homeowners Association, Inc., of record in Instrument No. 20001214-0123041, said Register's Office; and
4. Restrictive Covenants of record in Book 10951, page 547, as amended in Book 11514, page 959, said Register's Office; and
5. Restrictive Covenants for Phase III of record in Instrument No. 20001214-0123042, said Register's Office; and
6. Bylaws for Sterling Oaks Phase III of record in Instrument No. 20001214-0123043, said Register's Office; and
7. Quitclaim Deeds of open space and common elements to HOA of record in Instrument Nos. 20050510-0052774 and 20110421-0030897, said Register's Office; and
8. Easements for sanitary sewers and/or storm drainage of record in Book 7121, page 177; Book 7121, page 181; Book 7121, page 185; Book 7250, page 761 and in Book 7573, page 231, said Register's Office; and
9. Title to that portion of the premises embraced within the bounds of any graves or graveyards, with all rights of ingress and egress thereto; and
10. 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 5944 Westheimer Dr, 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 GRANTEES, their successors and assigns, forever, and GRANTOR does 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 GRANTOR does further covenant and bind himself, his 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 September 16, 2011.

Stephen M. Dorris

Rebecca Dorris

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 16, 2011, before me personally appeared Stephen M. Dorris and Rebecca Dorris, 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 September 16, 2011.

NOTARY PUBLIC

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY