RETURN TO:

Rudy Title & Escrow
Cool Springs Office
1896 General George Patton Drive
Franklin,TN 37067

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 11080924**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $297,000.00. Affiant Subscribed and sworn to before me, this 2nd day of September, 2011. Notary Public My Commission Expires: 3/17/14

PAMELA JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110058649 DEEDWARR
Recvd: 09/21/11 11:45 2 pgs
Fees:13.00 Taxes:1098.90
20110921-0073116

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jane R. Covington 5316 Greystoke Dr. Brentwood TN 37027	New Owner	Tax Parcel ID No. 171-04-0A-081.00-C

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonathan Rollings and Allison Rollings, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jane R. Covington, unmarried,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Revision One, Section Two, Brownstone, of record in Book 9700, pages 942 and 943, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan Rollings and wife, Allison Rollings by deed from David J. Palmeri and wife, Martha Carol Palmeri of record in Instrument 20090508-0042446, Register's Office for Davidson County, Tennessee, dated April 24, 2009.

Being the same property conveyed to David J. Palmeri and wife, Martha Carol Palmeri by deed from Joseph Summers and wife, Leigh Ann Summers of record in Instrument 20041208-0146345, Register's Office for Davidson County, Tennessee, dated December 8, 2004.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

All matters shown on the Plan of record in Book 9700, pages 942 & 943, Register's Office for Davidson County, Tennessee.

All matters shown on the PUD Boundary Plat in Book 9700, page 455, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10658, page 952, amended in Instrument 20010118005696, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap,

familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Restrictions of record in Book 11276, Page 618, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws in Book 10658, page 995, Register's Office for Davidson County, Tennessee.

Charter in Book 10659, page 15, Register's Office for Davidson County, Tennessee.

Quitclaim Deed for Open Space in Instrument 200107190076872, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 5316 Greystoke Dr. Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of September, 2011.

Jonathan Rollings

Allison Rollings

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan Rollings and Allison Rollings, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of September, 2011.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014