WARRANTY DEED

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $290,000.00.

Adam C. Mark

Affiant

Subscribed and sworn to me on September 23, 2011.

NOTARY PUBLIC

BILL GARRETT, Davidson County
Trans:T20110060865 DEEDWARR
Recvd: 09/30/11 10:24 2 pgs
Fees:13.00 Taxes:1073.00

20110930-0075809

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25138SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Adam C. Mark Kellie Mark 325 Swynford Court Brentwood, TN 37027	Fifth Third Mortgage Co. 5001 Kingsley Drive Cincinnati, Ohio 45263	172-13-A-62

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, Dana Poff, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Adam C. Mark and wife, Kellie Mark, hereinafter called **"GRANTEES,"** their heirs 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. 12 on the Plan of Williams Grove, Section Two, of record in Book 9700, page 902, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Dana Poff, an unmarried woman, by Warranty Deed from George W. Godfrey and wife, Rayne Vaught Godfrey, of record as Instrument No. 20021008-0122222 in the Register's Office for Davidson County, Tennessee.

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

1. 2011 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. 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.
3. Subject to matters shown on Plan of record in Book 9700, page 902, in the Register's Office for Davidson County, Tennessee.
4. Declaration/Restrictive Covenants of record in Book 10741, page 678, as amended in Book 11167, page 755; Book 11643, page 316, and Instrument No. 20010514-0049490 in the Register's office for Davidson County, Tennessee.

5. Charter of Williams Grove Homeowners' Association, Inc., of record in Book 10741, page 669, as amended in Book 10741, page 671, and Instrument No. 20010618-0064214 in said Register's Office.
6. By-Laws of Williams Grove Homeowners' Association, Inc., of record in Book 10741, page 716, in said Register's Office.
7. Quitclaim Deed for Open Space of record as Instrument No. 200110514-0049489 in said Register's Office.

This property is also known as improved property located at 325 Swynford Court, 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 heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 23, 2011.

Dana Poff

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 23, 2011, before me personally appeared Dana Poff, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on September 23, 2011.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Todd A. Bricker
My Commission Expires
March 3, 2014
STATE OF TENNESSEE