WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 354,900.00

Connie Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March, 2012.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 30, 2014

BILL GARRETT, Davidson County
Trans:T20120020837 DEEDWARR
Recvd: 03/22/12 13:30 3 pgs
Fees:18.00 Taxes:1313.13
20120322-0024438

BOX 10-A

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

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert C. Ward	ORNL Federal Credit Union	172140B06700CO
(NAME) 4828 Redcastle Ridge	(NAME) 221 South Rutgers Avenue	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Oak Ridge, TN 37830	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 21st day of March, 2012, by and between **ANGIE BRNOVICH, A SINGLE PERSON,** party of the first part, and **ROBERT C. WARD AND GAYLE G. WARD, HUSBAND AND WIFE,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot No. 67, on the Plan of Winfield Park, Phase 2, Section 1, Revision 1, of record in Instrument 200103130024106, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Angie Brnovich, an unmarried person by Deed from Franklin Heritage Homes LLC, dated 10/29/2001 and filed for record on 10/30/2001 in Instrument 200110300118063, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

ANGIE BRNOVICH

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ANGIE BRNOVICH, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 3rd day of FEBRUARY, 2012

Commission expires: MAR 10, 2012

Notary Public

DREW YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

All matters as set forth per Instrument 200103130024106, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 11113, Page 691, said Register's Office.

Deed of Easement for Ingress/egress and Cross Use Agreement of record in Book 5552, Page 857, said Register's Office.

Storm Water Detention Agreement of record in Book 11744, Page 254, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Instrument 200205150059529, said Register's Office.