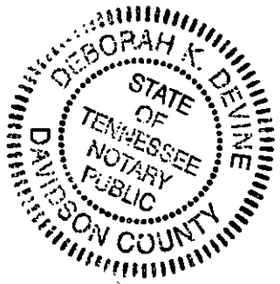
WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $203,500.00.

Affiant

Subscribed and sworn to me on April 3, 2012.

NOTARY PUBLIC

My Commission Expires: 11-7-2012

BILL GARRETT, Davidson County
Trans:T20120024826 DEEDWARR
Recvd: 04/05/12 09:32 3 pgs
Fees:18.00 Taxes:752.95
20120405-0029032

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25379SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Felicia Johnson 107 Carriage Court Brentwood, TN 37027	Home Mortgage Wells Fargo Bank 2701 Wells Fargo Way Minneapolis, MN 55467 POB 11701 Newark, NJ 071014701	171-03-A-228

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, Mor Schwarz Kantor and Jeffrey L. Kantor, wife and husband hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Felicia Johnson, a single person, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 35 of Townhomes of Fredericksburg, Phase Two, Section Five, as shown on Plat of record in Plat Book 9700, page 578, revised by Instrument No. 20000804-0077800 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 Mor Schwarz Kantor and husband, Jeffrey L. Kantor, by Deed from Kristine Singelyn, unmarried, of record as Instrument No. 20070613-0070989 in the Register's Office for Davidson County, Tennessee.

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

1. 2012 Williamson 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. Matters shown on Plan of record in Plat Book 9700, page 578, in the Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to easements, assessments, special assessments, charges

and liens, of record in book 7798, page 843; Book 8920, page 65, as amended in Book 9500, page 393; Book 9860, page 840; Book 10126, page 435; Book 10224, page 683; Book 10694, page 541; Book 10774, page 945; Book 11550, page 531; Book 11682, page 65, and Instrument no. 2000718-0070558, and Instrument No. 20050705-0076596 in said Register's Office.

5. Charter of Townhomes of Fredericksburg Homeowners Association, Inc., recorded in Book 10126, page 430, and By-Laws of Fredericksburg Homeowners Association of record in Book 8920, page 45, amended in Book 10694, page 539, in said Register's Office.
6. Easement for sanitary sewer and/or storm drainage of record in Book 7993, page 269, and Book 9607, page 431, in said Register's Office.
7. Storm Water Detention Agreement of record in Book 10356, page 920, in said Register's Office.
8. Right of Way Easement in favor of State of Tennessee of record in Book 7851, page 712, in said Register's Office.
9. Dedication of Site Drainage Easement of record in Book 10012, page 756, in said Register's Office.
10. Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 7358, page 643, in said Register's Office.

This property is also known as improved property located at 107 Carriage 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 GRANTORS 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 GRANTORS does further covenant and bind themselves, their 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 April 3, 2012.

Mor Schwarz Kantor

Mor Schwarz Kantor By: Terri Hollandsworth-Rutherford, Attorney-In-Fact by Terri Hollandsworth-Rutherford attorney-in-fact

Jeffrey L. Kantor

Jeffrey L. Kantor By: Terri Hollandsworth-Rutherford, Attorney-In-Fact by Terri Hollandsworth-Rutherford attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terri Hollandsworth-Rutherford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Mor Schwarz Kantor and Jeffrey L. Kantor, as their Attorney in Fact, as the free act and deed of the within named Mor Schwarz Kantor and Jeffrey L. Kantor.

Witness my hand and official seal this 3rd day of April 2012.

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

Return to:
Realty Title & Escrow Co., Inc.
206A Cool Springs Blvd, Ste 206
Franklin, TN 37067