WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$88,000.00

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 30th day of March, 2012

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

Davidson County DEEDWARR
Recvd: 04/09/12 08:13 3 pgs
Fees:18.00 Taxes:325.60
20120409-0029505

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Will V. Braswell II	Capital Bank	075060A Parcels 71 and 72
158 Allenhurst Circle	333 Fayetteville Street Suite 400	
Franklin, TN 37067	Raleigh, NC 27601	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robert Lee Whitaker Jr., Glenda Whitaker Jordan, and Mary Margaret Whitaker Stanford as joint tenants with right of survivorship,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Will V. Braswell II**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Unit A and Unit B of Lot 36 of Phase 4 of Hermitage Villa Condominiums, as by the Master Deed and ByLaws of Hermitage Villa Condominiums, of record in Book 6623, page 595, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said units, together with any undivided interest in the common elements for Hermitage Villa Condominiums, appurtenant to said unit as defined in the said Master Deed and ByLaws for Hermitage Villa Condominiums.

Being the same property conveyed to Robert Lee Whitaker, Jr., Glenda Whitaker Jordan, and Mary Margaret Whitaker Stanford as joint tenants with right of survivorship by Quitclaim Deeds from the Estate of Glenda Pipkin Whitaker, both dated 12/16/11 and recorded in Instrument Numbers 20111229-0101722 and 20111229-0101706, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 and subsequent years which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book 6623, page 595, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6623, page 595; Book 3923, page 24; Book 3460, page 583; and Book 3952, page 881, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4231 and 4233 Nepal Drive, Hermitage, TN 37076**

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 GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this March 30, 2012.

Robert Lee Whitaker, Jr. by Glenda Whitaker Jordan as Atty in Fact

Robert Lee Whitaker Jr.
By Glenda Whitaker Jordan as Attorney in Fact

Mary Margaret Whitaker Stanford by Glenda Whitaker Jordan as Atty in Fact

Mary Margaret Whitaker Stanford
By: Glenda Whitaker Jordan as Attorney in Fact

Glenda Whitaker Jordan

Glenda Whitaker Jordan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Glenda Whitaker Jordan** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 30, 2012

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Glenda Whitaker Jordan , with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Rober Lee Whitaker, Jr., the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Robert Lee Whitaker, Jr., the bargainor(s), by the said Glenda Whitaker Jordan, as Attorney-in-Fact. See Power of Attorney in Instrument Number **20120409-0029504**, Register's Office for Davidson County, Tennessee.

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WITNESS my hand and seal, this 30th day of March, 2012.

NOTARY PUBLIC My Commission Expires: 1-6-14

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Glenda Whitaker Jordan , with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Mary Margaret Whitaker Stanford, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Mary Margaret Stanford Whitaker, the bargainor(s), by the said Glenda Whitaker Jordan, as Attorney-in-Fact. See Power of Attorney in Instrument Number **20120409-0029503**, Register's Office for Davidson County, Tennessee.

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WITNESS my hand and seal, this 30th day of March, 2012.

NOTARY PUBLIC My Commission Expires: 1-6-14

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY