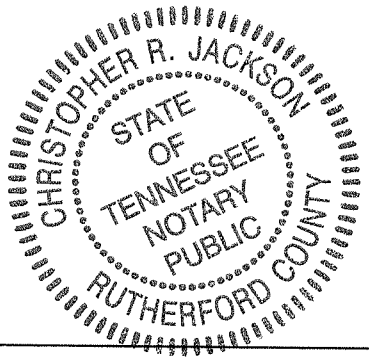
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,900.00

Debbra A Meadows
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 2012.

Notary Public

MY COMMISSION EXPIRES: May 16, 2015
(AFFIX SEAL)

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
Jack A. Pipa, Jr. and Deidre L. Pipa	Legends Bank	173050A21600CO
(NAME) 1770 Red Jacket Drive	(NAME) 310 N. First Street	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 20th day of February, 2012, by and between **BRITTANY DARLING AND CORY MATTHEWS, WIFE AND HUSBAND,** party of the first part, and **JACK A. PIPA, JR. AND DEIDRE L. PIPA, 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 Unit No. 216, as shown on the plan of Barnes Crossing, Phase I, a Horizontal Property Regime, filed as Exhibit A to and established by the Master Deed of record in Instrument 200507210084791 and rerecorded in Instrument 200508050092480 and amended in Instruments 200511140136938 and 200712270147998, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Brittany Darling and Cory Matthews, wife and husband by Deed from Brittany Darling f/k/a Brittany D. Rogers as filed for record in Instrument No. 20120531-0047317, 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

Davidson County DEEDWARR
Recvd: 05/31/12 15:59 4 pgs
Fees:23.00 Taxes:365.93
20120531-0047318

; 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.

BRITTANY DARLING

CORY MATTHEW DARLING

STATE OF Alabama

COUNTY OF Shelby

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named BRITTANY DARLING, 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 14 day of February, 2012

Commission expires:
10/8/2013

Notary Public

STATE OF

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CORY MATTHEW DARLING, 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 20 day of February, 2012

Commission expires: 3-17-14

Notary Public

KAREN E. BAESE
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT A

All matters as set forth per Instrument 200501280010427, said Register's Office.

Master Deed and By-Laws filed for record in Instrument 200507210084791, said Register's Office. Said Master Deed and Bylaws were amended of record in Instrument 200508050092480, Instrument 200511140136938, Instrument 200712270147998, said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 14, 2015