THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30657-06-2012**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $196,850.00. Affiant Subscribed and sworn to before me this 13th day of June, 2012. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Brian D. Smith, Cayce B. Leon 7105 Bay Cove Trail Nashville, TN 37221	**Send Tax Bills To:** Franklin American Mortgage Co. 501 Corporate Centre Dr, #400 Franklin, TN 37067	**Tax Information:** Map and Parcel No.: 141 120 B 01300 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kyle Brothers and wife, Rebecca L. Brothers**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian D. Smith, unmarried and Cayce B. Leon, unmarried, as tenants in common with the right of survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7105 Bay Cove Trail, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of June, 2012.

Kyle Brothers

Rebecca L. Brothers

Rebecca L. Brothers

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kyle Brothers and Rebecca L. Brothers**, 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 13th day of June, 2012.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

BILL GARRETT, Davidson County
Trans:T20120045556 DEEDWARR
Recvd: 06/20/12 12:14 2 pgs
Fees:13.00 Taxes:728.35

20120620-0054081

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Phase I, Southampton, as of record in Plat Book 5200, page 464, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kyle Brothers and Rebecca L. Brothers, husband and wife, by Warranty Deed dated June 17, 2004, from Eric D. Swartz and June M. Prozeralik Swartz, recorded as Instrument Number 20040622-0073805, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions for Southampton of record in Book 5971, page 839, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
2. By-Laws of Southampton Estates Homeowners' Association, Inc., of record in Book 6355, page 517, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Southampton Estates Homeowners' Association, Inc. of record in Book 7385, page 769, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Southampton Estates Homeowners' Association, Inc. of record in Book 6323, page 132, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 5200, page 464, Register's Office for Davidson County, Tennessee.