WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120054992 DEEDWARR
Recvd: 07/26/12 13:45 2 pgs
Fees:13.00 Taxes:823.25

20120726-0065853

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $222,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 25TH DAY OF JULY, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES 01/07/2013

AMANDA VAUGHN — State of Tennessee — Notary Public — DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04701 DILLON

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Joshua K. Dillon and Maleah H. Dillon	Franklin American Mortgage Co	161-10-B-171.00 CO
809 Tintern Abbott Court	501 Corporate Centre Dr. #400	
Nashville, TN 37211	Franklin TN 37067	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NEAL ASHMUN, AND WIFE, MICHELLE ASHMUN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JOSHUA K. DILLON AND MALEAH H. DILLON, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 809 Tintern Abbott Court, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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 hand on the 25th day of July, 2012.

Neal Ashmun

Michelle Ashmun

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, NEAL ASHMUN AND MICHELLE ASHMUN, the bargainor(s), 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 and official seal at ~~Franklin, Tennessee~~, this 25th day of July, 2012.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY — My Commission Expires 03-27-2016

12-04701 DILLON

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 17, VILLAGES OF BRENTWOOD, PHASE ELEVEN, as shown on plat of record in Plat Book 9700, Page 949 and Instrument No. 20031219-0181287, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Neal Ashmun, and wife, Michelle Ashmun by Warranty Deed from James E. Sturgeon, and David M. Veda, recorded on the 6th day of November, 2006 in Instrument No. 20061106-0137398, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

b. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGES OF BRENTWOOD, PHASE ELEVEN, as recorded in Plat Book 9700, Page(s) 949 and Instrument No. 20031219-0181287, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

c. The aforegoing is subject to encumbrance of an ingress and egress from Village Way across the deeded property to the adjacent Church property built to such width and character as to be acceptable to the Metropolitan Government as a public road as stated in Book 11076, Page 537; Book 11076, Page 661 and in Book 11526, Page 579.

d. Subject to Covenants, Conditions and Restrictions recorded in Book 6143, Page 11, amended in Book 6398, Page 495 and amended in Book 8507, Page 831; Book 11526, Page 579, and in Instrument No. 20000606-0056066.

e. Subject to an Agreement For Dedication Of Easement for Water Mains and Appurtenances, recorded in Book 8197, Page 338.

f. Storm Water Detention Agreement recorded in Book 11078, Page 919.

g. Charter of Brentwood Summit Homeowner's Association recorded at Instrument No. 20000606-0056067.

h. Subject to the conveyance of open space recorded at Instrument No. 20001214-0122894.