RECORD & RETURN TO:
File Box 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $800,000.00.

Affiant

Subscribed and sworn to me on August 10, 2012.

NOTARY PUBLIC

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
November 7, 2012
STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20120060067 DEEDWARR
Recvd: 08/13/12 14:06 3 pgs
Fees:18.00 Taxes:2960.00
20120813-0072251

THIS INSTRUMENT WAS PREPARED BY:

Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25696SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jan R. Williams Elaine A. Williams 416 Prestwick Court Nashville, TN 37205	SAME ADDRESS AS NEW OWNER	104-14-H-053.00 CO

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, Glen F. Bartosh and wife, Peggy S. Bartosh, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Jan R. Williams and wife, Elaine A. Williams, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Revised Plan of Whitworth, Phase 3, Section 2, of record in Plat Book 7900, page 969, 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 Glen F. Bartosh and Peggy S. Bartosh by Deed from Clements Bartosh Interests, LLC, of record in Book 10806, page 17, 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 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.
2. Subject to matters shown on Plan of record in Book 6900, pages 838-841, in said Register's Office.
3. Subject to matters shown on the Plan of record in Book 7900, page 969, and Surveyor's Certificate of Correction in Book 10270, page 34, in the Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions for SWMA of record in Book 9567, page 185, in the Register's Office for Davidson County, Tennessee.
5. Declaration of Covenants, Conditions and Restrictions for Section C of record in Book 9567, page 216, and Book 10503, page 139, in said Register's Office.
6. Declaration of Covenants, Conditions, By-Laws and Restrictions for Prestwick of record in Book 9567, page 259, amended by Instrument No. 20000509-0047159; Instrument No. 20020723-0088620, and Instrument No. 20070719-0086016 in said Register's Office.
7. Declaration of Covenants, Conditions and Restrictions for The Fairways of Richland of record in Book 9567, page 301, in said Register's Office.
8. Amendment to Declaration of Restrictive Covenants of record as Instrument No. 20100615-0046543 in said Register's Office.
9. Charter of Incorporation of Amendment to the Charter of Whitworth Phase III Homeowners' Association of record in Book 10428, page 795, in said Register's Office.
10. Easements set forth in the Deed of record in Book 10806, page 17, in said Register's Office.
11. Easement for ingress and egress of record in Book 9567, page 691, in said Register's Office.
12. Easements granted and reserved of record in Book 10389, page 317, in said Register's Office.
13. Easement for sewer of record in Book 3467, page 204, and Book 3573, page 442, in said Register's Office.
14. Easement of record in Book 9778, page 16, in said Register's Office.
15. Designation and Agreement of Declarant recorded in Book 9582, page 868, in said Register's Office.
16. 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.

This property is also known as improved property located at 416 Prestwick Court, Nashville, TN 37205.

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 do 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 August 10, 2012.

Glen F. Bartosh

Glen F. Bartosh

Peggy S. Bartosh

Peggy S. Bartosh

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On August 10, 2012, before me personally appeared Glen F. Bartosh and Peggy S. Bartosh to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on August 10, 2012.

Sarajane M. Kiser

NOTARY PUBLIC

SARAJANE M. KISER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires February 23, 2015

My commission expires: 2/23/2015