RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102 Nashville, TN 37215

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. 30833-09-2012** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $220,000.00. Affiant Subscribed and sworn to before me this 24th day of September, 2012. Notary Public My Commission Expires:

KAREN FORD MARLIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 8, 2013

WARRANTY DEED

Address New Owner: Brittany L. Shephard 217 Brushy Creek Lane Nashville, TN 37211	**Send Tax Bills To:** Farmington Financial Group 2002 Richard Jones Rd, Ste. 300A Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 161 130 B 21700 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, **Daniel J. Hamhuis and wife, Sarah M. Hamhuis**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brittany L. Shephard, unmarried** ("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 217 Brushy Creek Lane, Nashville, TN 37211

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 24th day of September, 2012.

Daniel J. Hamhuis
by _____ atty-in-fact
Daniel J. Hamhuis
BY: George E. Mudter, Jr., Attorney-In-Fact

Sarah M. Hamhuis
by _____ atty-in-fact
Sarah M. Hamhuis
BY: George E. Mudter, Jr., Attorney-In-Fact

BILL GARRETT, Davidson County
Trans:T20120072757 DEEDWARR
Recvd: 09/26/12 15:15 3 pgs
Fees:18.00 Taxes:814.00
20120926-0087765

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **George E. Mudter, Jr.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes thereon contained, and who further acknowledged that he is the Attorney-In-Fact for the said **Daniel J. Hamhuis and Sarah M. Hamhuis** and is authorized by the said **Daniel J. Hamhuis and Sarah M. Hamhuis** to execute this instrument on their behalf.

Witness my hand, at office, this 24th day of September, 2012.

Notary Public

My Commission Expires:

KAREN FORD MARLIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 8, 2013

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 217, together with the appurtenant interest in the common elements of Creekside of Brentwood, a horizontal property regime with private elements established by Master Deed, restated in Instrument No. 20050204-0013611, amended in Instrument No. 20050329-0034131, Instrument No. 20050822-0100021 and Instrument No. 20070622-0075126, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit ""B"" to the aforementioned amended and restated Master Deed.

Being the same property conveyed to Daniel J. Hamhuis and wife, Sarah M. Hamhuis, by deed dated September 22, 2005, from Pulte Homes Tennessee, Limited Partnership, a Nevada limited partnership, of record in Instrument No. 20050928-0116528, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Dedication of common area to Creekside of Brentwood Homeowner's Association, Inc. of record in Instrument No. 20080724-0075832, Register's Office for Davidson County, Tennessee.
2. Charter of Incorporation of Creekside of Brentwood Homeowner's Association, Inc. of record in Instrument No. 20041217-0150431, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Creekside of Brentwood, restated in Instrument No. 20050204-0013611, amended in Instrument No. 20050329-0034131, Instrument No. 20050822-0100021 and Instrument No. 20070622-0075126, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7250, Pages 755 and 758, and Book 7267, Page 41, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Instrument No. 20090730-0071237, Register's Office for Davidson County, Tennessee.
7. Easement for water mains and appurtenances of record in Book 6408, Page 486, Register's Office for Davidson County, Tennessee.
8. Easement for drainage and development agreement of record in Instrument No. 20040305-0025834, Register's Office for Davidson County, Tennessee.
9. Easement for transmission line of record in Book 2438, Page 376, Register's Office for Davidson County, Tennessee.
10. Easement for drainage facility of record in Book 7859, Page 398 and Book 9444, Page 27, Register's Office for Davidson County, Tennessee.
11. Easement for underground utitlity line of record in Instrument No. 20050606-0064353, Register's Office for Davidson County, Tennessee.
12. Easement for access and utilities of record in Instrument No. 20040305-0025839, Register's Office for Davidson County, Tennessee.
13. Easement for access and grading agreement of record in Instrument No. 20040305-0025838, Register's Office for Davidson County, Tennessee.
14. Easement of record in Book 7851, Page 708, Register's Office for Davidson County, Tennessee.
15. Storm water detention agreement of record in Instrument No. 20040720-0086492, Register's Office for Davidson County, Tennessee.

16. Lease from Alan D. Revelette and wife, Candace Revelette to SBA Towers, Inc., recorded in Instrument No. 20000403-0032883, assigned and assumed in Instrument No. 20000714-0069736, amended in Instrument No. 20040305-0025830 and Instrument No. 20050620-0070135, Register's Office for Davidson County, Tennessee.
17. Ground Lease from Pulte Homes Tennessee Limited Partnership to Alan D. Revelette and Candace M. Revelette, recorded in Instrument No. 20040305-0025837, Register's Office for Davidson County, Tennessee.
18. Memorandum of Antenna Site Agreement recorded in Instrument No. 20000321-0028710, Register's Office for Davidson County, Tennessee.
19. Memorandum of Lease of record in Instrument No. 20001102-0108823, Register's Office for Davidson County, Tennessee.