RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 87215

BOX 10-A

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $309,900.00

Subscribed and sworn before me this the 27th day of September, 2012

(Affix Seal)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Affiant

Notary Public

WARRANTY DEED

2011044

This instrument prepared by:

BELL TITLE, LLC
1616 Westgate Circle, Brentwood, Tennessee 37027

Address of new owner:
Matthew Burns
7640 Kemberton Drive E.
Nolensville, TN 37135

Send tax bills to:
F & M Bank
2081 Wilma Rudolph Boulevard
Clarksville, TN 37040

Map/Parcel -186-4-A-138CO

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

Dustin P. Keller and Jill M. Hudson, a married couple

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Matthew Burns and Stephanie B. Burns, Husband and Wife

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NO. 272, Final Plat BURKITT PLACE Phase 2G Subdivision, as shown of plat in Instrument No. 20070514-0057216 and Instrument No. 20070628-0077531, Register's Office for Davidson County, Tennessee, to which reference is made for the complete description.

BEING the same property conveyed to Dustin P. Keller and Jill M. Hudson, a married couple from Drees Premier Homes, Inc., an Ohio Corporation, by General Warranty Deed dated April 2, 2008, and recorded on April 8, 2008, as Document No. 20080408-0035404, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 7640 Kemberton Drive E., Nolensville, TN 37135

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 GRANTEES, their successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20120073443 DEEDWARR
Recvd: 09/28/12 11:01 2 pgs
Fees:13.00 Taxes:1146.63

20120928-0088536

Subscribed and sworn before me this the 27th day of Septernber, 2012.

Dustin P. Keller

Jill M. Hudson

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 Dustin P. Keller and Jill M. Hudson, the bargainor(s). with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of September, 2012.

My commission expires:_____

Notary Public

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015