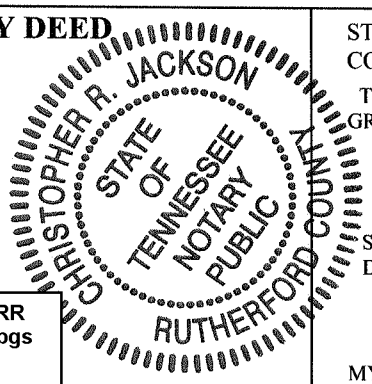
WARRANTY DEED



STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 261,000.00

Debbie A. Treadway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 2012.

Notary Public

MY COMMISSION EXPIRES: May 16, 2015
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/10/12 11:07 4 pgs
Fees:23.00 Taxes:965.70
20121010-0092829

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Thrash	First National Bank of McMinnville.	126160A07100CO
(NAME) 301 Goldenrod Ct	(NAME) 1608 Williams Drive	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 14th day of August, 2012, by and between **BRANNON SHAY EDNEY AND TRACY LYNN EDNEY, HUSBAND AND WIFE,** party of the first part, and **ROBERT W. THRASH, AN UNMARRIED MAN**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee being Lot No. 71 on the Plan of Riverwalk Phase 1A, Section 1 and Phase 1B, Section 1, of record in Instrument No. 200110260117231, said Register's Office to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Brannon Shay Edney and wife, Tracy Lynn Edney by Deed from Keith Pyle, a single man, dated 04/11/2008 and filed for record on 04/17/2008 in Instrument 200804170038661, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

Brannon Shay Edney
BRANNON SHAY EDNEY

Tracy Lynn Edney
TRACY LYNN EDNEY

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named BRANNON SHAY EDNEY, 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 14 day of August, 2012.

Commission expires: 1/7/2013

JACOBIA C. DOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Jacobia C. Dowell
Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named TRACY LYNN EDNEY, 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 14 day of August, 2012.

Commission expires:
1/7/2013

JACOBIA C. DOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 1/7/2013

Jacobia C. Dowell
Notary Public

EXHIBIT A

All matters as set forth per Instrument 200110240115969, Instrument 200110260117231, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200111050121083, as amended of record in Instrument 200204240050565, as amended of record in Instrument 200404300049313, as amended of record in Instrument 200405060051985, as amended of record in Instrument 200612140154502, said Register's Office.

Railroad Easement of record in Book 513, Page 396, said Register's Office.

Right of Way Easement of record in Book 751, Page 375 and in Book 787, Page 7, said Register's Office.

Declaration of Taking of record in Book 4205, Page 194, said Register's Office.

Judgment of record in Book 4226, Page 715, said Register's Office.

Grant of Transmission Line Easement of record in Book 4257, Page 647, said Register's Office.

Agreement for Dedication of Public Utilities Easement of record in Book 7526, Page 315, Book 7526, Page 318, and Book 7526, Page 324, said Register's Office.

Declaration of Road and Utility Access Easement of record in Instrument 200107060072536, said Register'sOffice.

Storm Water Detention Agreement of record in Instrument 200109190101279, said Register's Office.

Landscape Agreement of record in Instrument 200109190101280, said Register's Office.

Storm Water Detention Agreement of record in Instrument 200408260103240, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Instrument 200204240050564, said Register's Office.

Charter of record in Instrument 200204250051371, said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

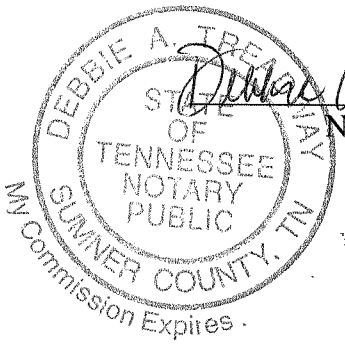
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie Treadway, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Debbie A. Treadway
Notary Public

(SEAL)

My Commission Expires: 4/23/2013