STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF December, 2012.

Notary Public
MY COMMISSION EXPIRES: 9/22/2014
File No. G12-5544D

SUMNER COUNTY TRUDY MILLIKEN NOTARY PUBLIC TENNESSEE STATE OF

BILL GARRETT, Davidson County
Trans:T20120095050 DEEDWARR
Recvd: 12/12/12 12:26 2 pgs
Fees:13.00 Taxes:259.00
20121212-0114463

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Thomas David Warrick and Jessica Noelle Warrick, husband and wife (NAME)	PrimeLending, a PlainsCapital Company (NAME)	34-3-B-41
410 Churchill Crossings (STREET ADDRESS)	18111 Preston Road Suite 900 (STREET ADDRESS)	
Madison, TN 37115-2273 (CITY) (STATE) (ZIP)	Dallas, TX 75252 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Tina Hitt Reedy, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas David Warrick and Jessica Noelle Warrick, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 410, on the plan of Churchill Crossing Condominiums, Phase 4, according to the Master Deed of record in Book 7792, page 915, and as amended in Book 7804, page 616, Book 7845, page 540, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Areas/Elements appurtenant to said Unit as set forth in said Master Deed, and more particularly described in Plat Book 7900, page 25 and by the Third Amendment to the Master Deed of record in Book 10635, page 110, and by the Fourth Amendment of record in Book 10996, page 199, and by the Fifth Amendment of record in Instrument No. 20050829-0103075, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Robert E. Reedy and wife, Tina Hitt Reedy from Robert E. Reedy, by Quit Claim Deed dated March 11, 2010, as Instrument No. 20100317-0019910, in the Register's Office for Davidson County, Tennessee. Robert E. Reedy having since died 10-28-10 leaving said property vested in Tina Hitt Reedy as the surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 7900, page 25, Register's Office for Davidson County, Tennessee.

3. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Churchill Crossing Condominiums, Phase 4 and recorded in Book 7792, page 915, Book 7804, page 616, Book 7845, page 540, Book 10635, page 110, Book 10996, page 199, and Instrument No. 20050829-0103075, Register's Office for Davidson County, Tennessee.

4. Bylaws of record in Book 7792, page 915, Book 7804, page 616, Book 7845, page 540, Book 10635, page 110, Book 10996, page 199, and Instrument No. 20050829-0103075, Register's Office for Davidson County, Tennessee.

5. Charter of Homeowner's Association of record in Book 7788, page 924, Register's Office for Davidson County, Tennessee.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 410 Churchill Crossings, Madison, TN 37115-2273.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 7th day of December, 2012.

Tina Hitt Reedy — December 07, 2012 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Tina Hitt Reedy, unmarried, 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 7th day of December, 2012.

My Commission Expires: 9/10/2014

Notary Public

SUMNER COUNTY TENNESSEE NOTARY PUBLIC STATE OF TENNESSEE TRUDY MILLIKEN

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066