(1)

WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $255,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF DECEMBER, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04964 SULLIVANT

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Luke A. Sullivant and Rebekah L. Sullivant	Same	172010A15200CO
316 Fielding Crest		
Brentwood, TN 37027		

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

JAMES A. BAUMGARTEN AND LORI T. BAUMGARTEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

LUKE A. SULLIVANT AND REBEKAH L. SULLIVANT, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 316 Fielding Crest, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 27th day of December, 2012

James A. Baumgarten

Lori T. Baumgarten

BILL GARRETT, Davidson County
Trans:T20130000551 DEEDWARR
Recvd: 01/03/13 09:46 2 pgs
Fees:13.00 Taxes:943.50
20130103-0000641

STATE OF Kentucky
COUNTY OF JEFFERSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JAMES A. BAUMGARTEN, the bargainor(s), 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 and official seal at Louisville, Kentucky, this 20th day of December, 2012.

Notary Public

My Commission Expires:

LISA M. MILES
Notary Public
State at Large
Kentucky
My Commission Expires Oct 29, 2016

LISA M. MILES NOTARY PUBLIC STATE AT LARGE KENTUCKY

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, Lori T. Baumgarten, the bargainor(s), 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 and official seal at Franklin, Tennessee, this 27th day of December, 2012.

Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 06-21-2016

12-04964 SULLIVANT

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 152, COPPERFIELD REVISED, as shown on plat of record in Plat Book 6900, Pages 555-559, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James A. Baumgarten* and wife, Lori T. Baumgarten by Warranty Deed from Cody Allison and wife, Melanie M. Allison, recorded on the 7th day of August, 2007 in Instrument No. 20070807-0094249, in the Register's Office of Davidson County, Tennessee.

*aka James A. Baumgarten, Jr.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of COPPERFIELD REVISED, as recorded in Plat Book 6900, Page(s) 555-559, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6779, Page 296, re-recorded in Book 6783, Page 973, amended and superceded in Book 7071, Page 482 and further amended in Book 7208, Page 889 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Copperfield Homeowners Association Inc. recorded in Book 7200, Page 821 and amended in Book 7496, Page 162 and Book 7500, Page 941.

f. Easement for Transmission Line, recorded in Book 2437, Page 8 and Book 2438, Page 376.

g. Easement granted to Metro by instrument recorded in Book 7593, Page 488 and Book 7593, Page 511.

h. Quitclaim Deed to Copperfield Homeowners Association for common Area recorded in Book 7150, Page 358.