RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01291-1016S

THIS INSTRUMENT BY: WILLIAM TIMOTHY HILL 201 4th AVENUE NORTH, SUITE 1800 NASHVILLE, TENNESSEE 37219 (615) 256-1577 BILL GARRETT, Davidson County Trans:T20130001436 DEEDWARR Recvd: 01/07/13 10:03 4 pgs Fees:23.00 Taxes:1144.33 20130107-0001706	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is $309,278.00. Affiant Subscribed and sworn to before me, this the 28th day of December, 2012. Debbie A. Treadway Notary Public My Commission Expires: 4/23/2013

DEBBIE A. TREADWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN
My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
William F. Pierce, Jr., 5248 Almadale Circle, Brentwood, TN 37027	Wells Fargo Bank, NA 101 North Phillips Ave Sioux Falls, SD 57104	Map/ Parcel 171-02-0A 009.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, grantor, James R. Frazier and wife, Cindy J. Frazier, by these presents does hereby sell and convey unto William F. Pierce, Jr. a single person, his heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See attached Exhibit "A"

This is improved property known as 5417 Brownstone Drive Brentwood, Tennessee 37027.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, except:

1. Charter for Brownstone Homeowners Association, Inc. of record in Book 10659, page 15, said Register's Office for Davidson County, Tennessee.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 10658, page 952, said Register's Office.

3. By-Laws of record in Book 10658, page 995, said Register's Office.

4. Rights of others in and to the common elements.

5. Stormwater Detention Agreement of record in Book 10951, page 689, said Register's Office.

6. Matters shown on the Plan of record in Book 9700, page 496, Register's Office for Davidson County Tennessee.

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, his heirs and assigns, against the lawful claims of all persons whosoever, whenever used, the singular number shall include the plural, the plural the singular, and the sue of any gender shall be applicable to all genders.

WITNESS my hand this 28th day of December, 2012.

James R. Frazier

Cindy J. Frazier

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 James R. Frazier and wife, Cindy J. Frazier, the bargainors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of December, 2012.

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires AUG. 23, 2016

My Commission Expires:

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Brownstone, Section One, of record in Book 9700, page 496 and 497, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to James R. Frazier and wife, Cindy J. Frazier, by deed from James C. Widowfield and Sophie A. Widowfield, husband and wife, of record in Ins. No. 200002220016900, said Register's Office.