THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30994-01-2013** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $860,000.00. Affiant Subscribed and sworn to before me this 4th day of February, 2013. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Brandon R. Edwards, Kara M. Edwards 708 Turner Court Old Hickory, TN 37138	**Send Tax Bills To:** Franklin American Mortgage Co. 501 Corporate Centre Drive, #400 Franklin, TN 37067	**Tax Information:** Map and Parcel No.: 064 030 C 01600 & 01800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard Speer, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brandon R. Edwards and wife, Kara M. Edwards** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 708 Turner Court & 824 Hunters Hill Trace, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Christi F. Speer, spouse of Richard Speer, joins in the execution of this instrument to convey any marital interest she may have in subject property.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of February, 2013.

Richard Speer

Christi F. Speer

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Richard Speer and Christi F. Speer**, 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 4th day of February, 2013.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

BILL GARRETT, Davidson County
Trans:T20130010195 DEEDWARR
Recvd: 02/06/13 10:13 2 pgs
Fees:13.00 Taxes:3182.00

20130206-0012258

EXHIBIT "A"

Tract I:

Land in Davidson County, Tennessee, being Lot No. 288 on the Plan of Resubdivision of Lots 286, 287 and 288, Phase One, Section 2, Revised Plat of Brandywine Pointe, of record in Plat Book 8250, page 106, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard Speer, unmarried, by deed dated October 20, 1995, from Randy G. Spencer and wife, Lora J. Spencer, of record in Book 9838, page 506, Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 286 on the Plan of Resubdivision of Lots 286, 287 and 288, Phase One, Section 2, Revised Plat of Brandywine Pointe, of record in Plat Book 8250, page 106, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard Speer by deed dated February 20, 1996, from Jean Johnson and husband, Harold Johnson, of record in Book 9955, page 382, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, which have been prorated by the parties and assumed by the Grantees.
2. Declaration of Covenants, Conditions and Restrictions for Brandywine Pointe Subdivision, Phase One, Section 2, of record in Book 8120, page 188, amended in Book 8671, page 484, and Book 9010, page 627, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Brandywine Pointe Community Association, Inc. of record in Book 9013, page 39, and Book 9117, page 77, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 8250, page 106, Register's Office for Davidson County, Tennessee.
5. Easement for utilities of record in Book 9178, page 781, Register's Office for Davidson County, Tennessee.