WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON
JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $277,800.00. Robin L. Burks Affiant Subscribed and sworn to me on April 19, 2013. Jennifer Crowell NOTARY PUBLIC

BILL GARRETT, Davidson County
Trans:T20130033816 DEEDWARR
Recvd: 04/25/13 08:35 2 pgs
Fees:13.00 Taxes:1027.86
20130425-0040921

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26336SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Chanthavone Keobounhom 7633 Kemberton Drive East Nolensville, TN 37135	SAME ADDRESS AS NEW OWNER	186-4-A-155 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Erin Jackson (formerly known as Erin E. Neutzler) and husband, Will Jackson, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Chanthavone Keobounhom, a single woman, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 283, on the Final Plat of Burkitt Place, Phase 2G, of record in Instrument 20070514-0057216 and 20070628-0077531, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Erin E. Neutzler, unmarried by Deed from Drees Premier Homes, Inc. a Ohio Corporation, dated 07/21/2010 and of record in Instrument 20100722-0057248, in the Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2013 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. PUD Boundary Plat of record in Instrument No. 20050920-0113225 and Plat of record in Instrument No. 20070514-0057216; Instrument No. 20070628-0077531, and in Instrument No. 20061109-0139669, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record in Instrument No.20060306-0025388, Register's Office of Davidson County, Tennessee and amended by First Amendment to Declaration of Easements, Covenants, Conditions and Restrictions of record in Instrument No. 200702002-0014304, Register's Office for Davidson County, Tennessee.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, granted to Metropolitan Government of

Nashville and Davidson County, of record in Instrument No. 20070724-0087694, Registers Office.

5. Right-of-Way Easement granted to United Telephone Company of record at Instrument No. 20060607-0067534, Register's Office for Davidson County, Tennessee.
6. Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.
7. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070724-0087659, Register's Office for Davidson County, Tennessee.
8. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 7633 Kemberton Drive East, Nolensville, TN 37135.

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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and 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 hands on April 19, 2013.

Erin Jackson

Will Jackson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 19, 2013, before me personally appeared Erin Jackson and Will Jackson to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on April 19, 2013.

NOTARY PUBLIC

My Commission Expires: 11/3/15

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Richard W. Sebastian
My Commission Expires
November 3, 2015
STATE OF TENNESSEE