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. 31373-08-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $424,300.00. Affiant Subscribed and sworn to before me this 30th day of August, 2013. Notary Public My Commission Expires: 4-25-2016 ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires April 25, 2016

WARRANTY DEED

Address New Owner: Teri A. Pung, Larry J. Pung 304 Bournemouth Lane Hermitage, TN 37076	**Send Tax Bills To:** Newowner	**Tax Information:** Map and Parcel No.: 087 100 A 04000 CO

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, **Alan Richard Wise**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Larry J. Pung and wife, Teri A. Pung** ("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 304 Bournemouth Lane, Hermitage, TN 37076

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.

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

This is not now nor has it ever been the principal residence of the Grantor here.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of August, 2013.

Alan Richard Wise

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Alan Richard Wise**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2013.

Notary Public

My Commission Expires: 11/3/2015

GERALD G. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 11/3/2015

BILL GARRETT, Davidson County
Trans:T20130076922 DEEDWARR
Recvd: 09/05/13 11:05 2 pgs
Fees:13.00 Taxes:1569.91

20130905-0093758

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 140 on the Final Plan of Aarons Cress, Phase 1B, of record in Instrument No. 20070910-0108427, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Alan Richard Wise by quitclaim deed dated August 8, 2012, from The Wise Group, Inc., a Tennessee corporation, of record in Instrument No. 20120810-0071393, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantees.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Declaration of Covenants, Conditions and Restrictions for Aarons Cress of record in Instrument No. 20060131-0012116, amended and restated in Instrument No. 20130123-0007564, 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).
4. Charter of Incorporation of Aarons Cress Owners Association, Inc. of record in Instrument No. 20060131-0012115, Register's Office for Davidson County, Tennessee. (The name was changed to Aarons Cress Homeowners Association by Amendment to Declaration in Instrument No. 20130123-0007564, Register's Office for Davidson County, Tennessee.)
5. All matters appearing on the Plan of record as Instrument No. 20070910-0108427, Register's Office for Davidson County, Tennessee.