WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS **$205,000.00.**

~~Ronald A. Bleakney,~~ Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 13th DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/8/15

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY & RETURN TO

Ernest B. Williams IV, PLLC
P.O. Box 159264
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20130079796 DEEDWARR
Recvd: 09/16/13 09:25 4 pgs
Fees:23.00 Taxes:758.50
20130916-0097040

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald A. Bleakney and wife, Debra A. Bleakney **905 Morning Road** **Cane Ridge, Tennessee 37013**	~~Same as Owner~~ Churchill Mortgage Corp 761 Old Hickory Blvd Suite 400 Brentwood, TN 37027	182-01-0A-053.00 CO

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SAMUEL M. ROBERTS AND WIFE, TEHRI K. ROBERTS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RONALD A. BLEAKNEY AND WIFE, DEBRA A. BLEAKNEY,** HEREINAFTER CALLED THE GRANTEES, GRANTEES' HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT A (PROPERTY DESCRIPTION)

This conveyance is subject to any and all existing easements and restrictions of record including but not limited to those set forth in **EXHIBIT B ("Exceptions").**

This is improved known as: 905 Morning Road, Cane Ridge, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seised 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 13th day of September, 2013.

Samuel M. Roberts

Samuel M. Roberts

Tehri K. Roberts

Tehri K. Roberts

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, Samuel M. Roberts and wife, Tehri K. Roberts, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 13th day of September, 2013.

Notary Public

My Commission Expires:

ERNEST B. WILLIAMS IV
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 6, 2016

EXHIBIT A
LEGAL DESCRIPTION

Formal Address: 905 Morning Road, Cane Ridge, Tennessee 37013.

Map/Parcel: 182-01-0A-053.00 CO

Description:

LAND in Davidson County, Tennessee, being Lot No. 53, on the Plan of Phase One, Section Two, Sunset Hills, RS-10 Subdivision-Cluster Lot Option, A Planned Unit Development, of record as Instrument No. 20071220-0146323, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to SAMUEL M. ROBERTS AND TEHRI K. ROBERTS, HUSBAND AND WIFE, by deed from LIFESTYLE HOME BUILDERS, INC., A TENNESSEE CORPORATION, of record as Instrument No. 20080805-0080498, dated July 31, 2008, said Register's Office.

EXHIBIT B
(EXCEPTIONS)

1. General or special taxes and assessments required to be paid in the year 2013 and subsequent years for Map-Par. 182-01-0A-053.00 CO.

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 Tennessee Code Annotated sections 67-5-603, et seq.

2. Matters shown on the Plan of record as Instrument No. 20071220-0146323, said Register's Office.

3. 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 as Instrument No. 20070605-0067129, as amended as Instrument Nos. 20110203-0009586 and 20130712-0072091, said Register's Office.

4. Ingress/Egress Easement as set out in the Warranty Deed of record in Book 5388, page 713, said Register's Office.

5. Application for Greenbelt Assessment-Agricultural of record as Instrument Nos. 20040601-0063582 and 20040601-0063583, said Register's Office.

6. Stormwater Detention Agreement of record as Instrument No. 20060406-0039475, said Register's Office.

7. Underground Sanitary Sewer Service Line Easement and Maintenance Agreement of record as Instrument No. 20070710-0082048, said Register's Office.