Prepared by:
SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December, 2013.

Notary Public
MY COMMISSION EXPIRES: 4-23-14
File No. G13-7904D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20130105008 DEEDWARR
Recvd: 12/17/13 13:50 2 pgs
Fees:13.00 Taxes:2090.50
20131217-0127428

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Dennis T. Bynum, Jr. and Shaunelle Z. Bynum, husband and wife (NAME) | First Bank (NAME) | 64-3-B-112 CO |
| 1172 Safety Harbor Cove (STREET ADDRESS) | 3500 Blue Lake Drive, STE 325 (STREET ADDRESS) | |
| Old Hickory, TN 37138 (CITY) (STATE) (ZIP) | Birmingham, AL 35243 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Leslie W. Butler and John D. Lanier**, Wife and Husband, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dennis T. Bynum, Jr. and Shaunelle Z. Bynum, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 190 on the plan of BRANDYWINE POINTE, PHASE SIX, SECTION TWO, as shown by plat of record in Plat Book 7900, Page 947, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Leslie W. Butler, a single person from Ronald R. Comer and wife, Connie R. Comer, by Deed dated July 12, 2006, as Instrument No. 200607180086675, in the Register's Office for Davidson County, Tennessee.
Leslie W. Butler is now married to John D. Lanier. John D> Lanier joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 8120, page 170, Book 8120, page 178, Book 8671, page 484, Book 9010, page 627, and Book 9657, page 242, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 7900, page 947, Register's Office for Davidson County, Tennessee.

3. PUD Boundary Plat as recorded in Book 7900, page 156, Register's Office for Davidson County, Tennessee.

4. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

5. Charter of Homeowner's Association of record in Book 9013, page 39, and Book 9117, page 77, Register's Office for Davidson County, Tennessee.

6. Bylaws of record in Book 10721, page 835, Register's Office for Davidson County, Tennessee.

7. Charter of Dock Association of record in Book 8637, page 563, Register's Office for Davidson County, Tennessee.

8. Dock Association restrictions as recorded in Book 8695, page 379, Book 9145, page 957, Book 9576, page 846, Book 9776, page 427, Book 10447, page 711, and Book 10684, page 324, Register's Office for Davidson County, Tennessee.

9. Dock Easement for parking/ ingress & egress as recorded in Book 11108, page 555, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is Noimproved property, known as 1172 Safety Harbor Cove, Old Hickory, TN 37138.

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 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 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. Whenever 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 my/our hand(s) this 10th day of December, 2013.

Leslie W. Butler — December 10, 2013
Leslie W. Butler — Date

John D. Lanier — December 10, 2013
John D. Lanier

STATE OF Tennessee

COUNTY OF Davidson }

SUMNER COUNTY TENNESSEE NOTARY PUBLIC TRUDY MILLIKIN STATE OF

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Leslie W. Butler and John D. Lanier, Wife and Husband, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of December, 2013.

My Commission Expires: 9/12/14

Notary Public

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ for _____, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the _____ of