(1)

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. 31575-12-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $498,000.00. Elizabeth S Barnes Affiant Subscribed and sworn to before me this 31st day of January, 2014. Notary Public My Commission Expires:

RUTH M FORAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires Dec 20, 2015

WARRANTY DEED

Address New Owner: Kimberly Branch 329 Bournemouth Lane Hermitage, TN 37076	**Send Tax Bills To:** Same	**Tax Information:** Map and Parcel No.: 087 100 A 02500 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, **The Lux Development Group, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kimberly Branch** ("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 329 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.

BILL GARRETT, Davidson County
Trans:T20140008657 DEEDWARR
Recvd: 02/06/14 11:07 3 pgs
Fees:18.00 Taxes:1842.60

20140206-0010529

Return To
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of January, 2014.

The Lux Development Group, LLC, a Tennessee limited liability company

By: Alan R Wise Company Manager
Alan Wise, Company Manager

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 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, and who further acknowledged that he is the Company Manager of The Lux Development Group, LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of January, 2014.

Notary Public

My Commission Expires:

11/30/15

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

My Commission Expires NOV 30 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 125 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 The Lux Development Group, LLC, a Tennessee limited liability company, by quitclaim deed dated August 8, 2013, from The Wise Group, Inc., a Tennessee corporation, of record in Instrument No. 20130809-0083839, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 087 100 A 02500 CO.
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.