WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $283,000.00.

Affiant

Subscribed and sworn to me on February 27, 2014.

NOTARY PUBLIC

NOTARY PUBLIC
Bridgit Marshall
My Commission Expires
July 03, 2017
STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20140014258 DEEDWARR
Recvd: 02/28/14 15:54 3 pgs
Fees:18.00 Taxes:1047.10
20140228-0017548

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #27201SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William R. Paul Kathryn H. Paul 8320 Elmcroft Court Nolensville, TN 37135	NEW OWNER	186-4-A-191 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kyle O'Leary and wife, Jennifer O'Leary, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto William R. Paul and wife, Kathryn H. Paul, hereinafter called **"GRANTEES,"** their 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 Lot No. 247 on Plat of Burkitt Place, Phase 2-E, of record as Instrument No. 20070806-0093146, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Kyle O'Leary and wife, Jennifer O'Leary, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liabilty compnay, dated February 2, 2012, filed for record on February 3, 2012 in Instrument Number 20120203-0010099, in the Register's Office for Davidson County, Tennessee.

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

1. 2014 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.
2. Subject to matters shown on Plan of record as Instrument No. 20070806-0093146, in the Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record as Instrument No. 20060306-0025388 as amended by Instrument No. 20070202-00143404, Register's Office for Davidson County, Tennessee.
4. Easement and Contribution Agreement of record as Instrument No. 20050816-0096915, in the Register's Office for Davidson County, Tennessee.
5. Easement Agreement of record as Instrument No. 20060317-0030915, in the Register's Office for Davidson County, Tennessee.
6. PUD Boundary Plat of record as Instrument No. 20050920-0113225, in the Register's Office for Davidson County, Tennessee.
7. Stormwater Detention Agreement of record as Instrument No. 20060427-0048083, in the Register's Office for Davidson County, Tennessee.
8. Quitclaim Deed for common areas of record as Instrument No. 20071220-0145868, in the Register's Office for Davidson County, Tennessee.
9. 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 8320 Elmcroft Court, 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 GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES 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 does further covenant and bind themselves, their heirs and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand on February 27, 2014.

Kyle O'Leary

Jennifer O'Leary

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On February 27, 2014, before me personally appeared Kyle O'Leary and Jennifer O'Leary to me known (or proved to me on the basis of satisfactory evidence) to be the persons 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 February 27, 2014.

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: 7/3/2017