WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON
BILL GARRETT, Davidson County Trans:T20140023578 DEEDWARR Recvd: 04/08/14 09:18 2 pgs Fees:13.00 Taxes:1143.30 20140408-0029155	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $309,000.00. Affiant Subscribed and sworn to me on March 28, 2014. NOTARY PUBLIC commission expires 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27335SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mary E. Clay 721 Meadowcroft Lane Nolensville, TN 37135	NEW OWNER	186-4-A-203 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, Brenda T. Hines, unmarried hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents does transfer and convey unto Mary E. Clay, unmarried, hereinafter called **"GRANTEE,"** her 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. 235 as shown on the 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. and revised in Instrument No. 20090902-0082756

Being the same property conveyed to Brenda T. Hines, an unmarried woman, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated June 8, 2011, filed for record on June 8, 2011, in Instrument Number 20110608-0043935, 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 Grantee.
2. Subject to all matters shown on the Plat of record as Instrument No. 20090902-0082756 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 Davivdson County, Tennessee.
9. Assignment of Developer's Rights of record as Instrument No. 20120106-0001500 in the Register's Office Davidson County, Tennessee.

This property is also known as improved property located at 721 Meadowcroft Lane, 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 GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hands on March 28, 2014.

Brenda T. Hines

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 28, 2014, before me personally appeared Brenda T. Hines to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on March 28, 2014.

NOTARY PUBLIC

My Commission Expires: March 3, 2015

JEREMY H. CHERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jeremy H. Cherry
My Commission Expires
March 3, 2015
STATE OF TENNESSEE