① Letters to: Bridgehouse Title

THIS INSTRUMENT PREPARED BY:
W. Lee Corbett, P.C.
CORBETT CROCKETT
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203
(615) 383-0500

BILL GARRETT, Davidson County
Trans:T20140031061 DEEDWARR
Recvd: 05/06/14 10:06 3 pgs
Fees:18.00 Taxes:832.50
20140506-0038405

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $225,000.

Coreen Newcomb
AFFIANT

Subscribed and sworn to before me, this 1st day of May, 2014.

Notary Public

My Commission Expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Steven W. and Ruth Ann Ovens 5114 Ander Drive Brentwood, TN 37027	Franklin Synergy Bank 3301 Aspen Grove Drive Franklin, TN 37067	181-10-0E-083.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Five Thousand and no/100 Dollars ($225,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joshua Thompson and Morgan Thompson**, collectively and hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey to **Steven W. Ovens and Ruth Ann Ovens**, husband and wife hereinafter called the Grantees, their heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Phase One, Section Two, High Point of record in Plat as Instrument No. 20110620-0047097, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Joshua Thompson and Morgan Thompson, husband and wife, by deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20120330-0027262 Register's Office for Davidson County, Tennessee, dated March 30, 2012 and recorded on March 30, 2012. Scrivener's Affidavit recorded in Instrument No. 20140318-0022485, Register's Office for Davidson County, Tennessee.

This is improved property being known as 5114 Ander Drive, Brentwood, TN 37027.

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, representatives and assigns, forever; and the Grantors further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, representatives 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.

This conveyance is made subject to the following exceptions:

1. Taxes for the year 2014 a lien, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements or claims of easements not shown by the Public Records.
4. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. Grantors assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
5. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20110620-0047097, Register's Office for Davidson County, Tennessee.
6. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20110603-0042709 as amended by Instrument No. 20120119-0005431, Register's Office for Davidson County, Tennessee.
7. Charter of High Point HOA of record in Instrument Number 20100113-003233, in the Register's Office for Davidson County, Tennessee.
8. Subject to a Non-Exclusive Easement crossing a portion of Highpoint Investors, LLC, property shown in vesting Deed of record as Instrument Number 20080214-0014939, in the Register's Office for Davidson County, Tennessee.
9. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20090309-0020470, in the Register's Office for Davidson County, Tennessee.
10. Easements for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances of record in Instrument Number 20090309-0020488 and Instrument No. 20090309-0020517, in the Register's Office for Davidson County, Tennessee.
11. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20090714-0065912, in the Register's Office for Davidson County, Tennessee.
12. Easement for Sanitary Sewers, Water Line and Appurtenances of record in Instrument Number 20110411-0027742, in the Register's Office for Davidson County, Tennessee.
13. Obligations set forth in the Sanitary Sewers, Drainage, Flow and Appurtenances Agreement of record in Instrument Number 20090805-0073466, in the Register's Office for Davidson County, Tennessee.
14. Subject to rights of others in and to the common areas and/or elements.

IN WITNESS WHEREOF, the Grantors have executed this deed this 1st day of May, 2014.

JOSHUA THOMPSON

MORGAN THOMPSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, an official Notary Public of the said county and state, JOSHUA THOMPSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 1st day of May, 2014.

ASHLEY FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 6, 2018

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, an official Notary Public of the said county and state, MORGAN THOMPSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 1st day of May, 2014.

ASHLEY FISCHER
STATE ~~OF TENNESSEE~~ NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3-6-18