

Agent for
Old Republic National Title Insurance Company

COMMITMENT FOR TITLE INSURANCE

Schedule A

1. Effective Date: **July 20, 2011 at 8:00 a.m.**

Commitment No. **00010264**

2. Policy or policies to be issued:

(a) ALTA Owner's Policy
Proposed Insured:

Amount **\$TO COME**

TBD

(b) ALTA Loan Policy
Proposed Insured:

Amount \$

(c) None
Proposed Insured:

Amount \$

3. Title to the **fee simple** estate or interest in the land described or referred to in this Commitment is at the effective date hereof vested in:

John R. Dabbs

4. The land referred to in this Commitment is described as follows:

See Exhibit A attached hereto and made a part hereof.

COMMITMENT FOR TITLE INSURANCE

Schedule B - Part I (Requirements)

Commitment No. 00010264

The following are the requirements to be complied with:

- A. Pay the agreed amounts for the interest in the land and/or mortgage to be insured.
- B. Documents satisfactory to us creating the interest in the land and/or mortgage to be insured must be signed, delivered and recorded.
- C. Warranty Deed duly executed by John R. Dabbs to _____, for the consideration of \$TBD.
- D. 2010 Williamson County property taxes in the amount of \$1512.00 --- PAID.
- E. 2010 City of Franklin property taxes in the amount of \$206.00 --- PAID.

Map - Parcel No: 53G-A-2.01

Property Address: 1612 Brentwood Pointe, Franklin, TN 37067

This commitment is invalid unless the insuring provisions and Schedules A and B are attached.

COMMITMENT FOR TITLE INSURANCE

Schedule B - Part II

(Exceptions)

Commitment No. 00010264

Schedule B of the policy or policies to be issued will contain the exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Encroachments, overlaps, boundary disputes, shortage in area, or any other matters which would be disclosed by an accurate survey and inspection of the premises.
3. Rights or claims of parties in possession not shown by the public records.
4. Easements or claims of easements not shown by the public records.
5. Any lien, or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public record. Proceedings by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or the public record.
7. 2011 Williamson County and City of Franklin property taxes are a lien, but are not yet due and payable.
8. Declaration of Covenants, Conditions and Restrictions of record in Book 646, page 164, as amended in Book 714, page 656, Book 1911, page 211, annexed in Book 3235, page 441, Book 3630, page 285, Register's Office for Williamson County, Tennessee.
9. By-Laws of record in Book 1911, page 224, Book 1911, page 249, Register's Office for Williamson County, Tennessee.
10. Declaration of Restrictive Covenants and Bylaws for Brentwood Pointe Section III, Umbrella Association, of record in Book 806, page 863, Register's Office for Williamson County, Tennessee.
11. All matters as shown on the Plan of record in Plat Book 31, page 83, and making references to Plat Book 16, page 129, Book 17, page 26, Book 18, page 100, Book 19, page 14, Book 21, page 41, and Plat Book 28, page 27, Register's Office for Williamson County, Tennessee.
12. Right-of-way easement granted to South Central Bell as contained in Book 251, page 359, Register's Office for Williamson County, Tennessee.
13. Sanitary Sewer Easement of record in Book 547, page 700, Register's Office for Williamson County, Tennessee.
14. Dedication of easement to Mallory Valley Utility District of record in Book 1668, page 111, and in Book 1717, page 474, Register's Office for Williamson County, Tennessee.
15. Easement for Gas Line of record in Book 702, page 492, Register's Office for Williamson County, Tennessee.
16. Amendment to the rules for Brentwood Pointe III in Book 1133, page 681, Register's Office for Williamson County, Tennessee.
17. Miscellaneous Disclaimer of record in Book 1911, page 248, Register's Office for Williamson County, Tennessee.

This commitment is invalid unless the insuring provisions and Schedules A and B are attached.

SCHEDULE B-Part II - continued

Commitment No. 00010264

18. Right-of-way easement granted for waterline as contained in Book 607, page 138, Register's Office for Williamson County, Tennessee.
19. Charter for Homeowners Association of record in Book 1923, page 726, and in Book 1936, page 660, Register's Office for Williamson County, Tennessee.
20. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed as defined in by statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. 67-5-603.

Exhibit A

Lot No. 21, in Brentwood Pointe III P.U.D. Lot 7 (The View at Brentwood Pointe) a Private Element Horizontal Property Regime, located on General George Patton Drive, Franklin, Williamson County, Tennessee, as shown on the Final Plat of Brentwood Pointe III P.U.D. Lot 7, recorded in Plat Book 28, page 27, as amended in Plat Book 31, page 83 in Register's office for Williamson County, Tennessee, and described in a Declaration recorded in Book 1911, page 211, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Brentwood Pointe III P.U.D. Lot 7, (The View at Brentwood Pointe), contained in the Declaration , of record in Book 1911, page 211, and By-Laws, Covenants, Conditions and Restrictions appended there to at Book 1911, page 224, said Register's Office, respectively are incorporated in this deed by reference and made a part hereof the same as though copied herein. This conveyance is also subject to the Charter of record in Book 1923, page 726, and By-Laws in Book 1911, page 249, for the View at Brentwood Pointe, Inc., Register's Office for Williamson County, Tennessee.

This Conveyance is also subject to rights and obligations related to the Umbrella Association, which owns Lot 2 in Plat Book 28, page 27 and as amended in Plat Book 31, page 83, Register's Office for Williamson County, Tennessee, whose members consist of all owners of Brentwood Pointe III, P.U.D., Phases A and C, being the condominiums and Phase B, which is represented by all owners of Brentwood Pointe III, P.U.D.

Being the same property conveyed to John R. Dabbs, and wife, Leona C. Kleban Dabbs by Warranty Deed from Michael L. McCallie, married, of record in Book 2557, page 142, Register's Office for Williamson County, Tennessee. Leona C. Kleban Dabbs is now deceased and property is vested in John R. Dabbs as surviving tenant by the entirety.