THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24145-04-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $216,000.00. Affiant Subscribed and sworn to before me this 18th day of May, 2005. NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE Notary Public My Commission Expires

Davidson County DEEDWARR
Recvd: 05/31/05 13:31 2 pgs
Fees:13.00 Taxes:799.20

20050531-0061040

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Robert O. Best and Doris Ann Best 7025 Still Spring Hollow Nashville, TN 37221	New Owners	Map No.128.16-0A Parcel No. 007.00 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, **Gregory G. Blodgett and wife, Jordan D. Haney Blodgett**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert O. Best and wife, Doris Ann Best** ("Grantee"), their 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 7025 Still Spring Hollow*Drive*, Nashville, TN 37221

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of May, 2005.

Gregory G. Blodgett

Jordan D. Haney Blodgett
By Gregory G. Blodgett, as her Attorney in Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Gregory G. Blodgett** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of May, 2005.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Gregory G. Blodgett, 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 within instrument on behalf of Jordan D. Haney Blodgett, as her Attorney-In-Fact, and as the free act and deed of the within named Jordan D. Haney Blodgett as her Attorney in Fact.

Witness my hand and official seal, at office in Nashville, Tennessee, this 18th day of May 2005.

Notary Public

My Commission Expires:_____

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No 16 on the Plan of First Revision Section I-Phase I Still Spring Hollow, as of record in Plat Book 7900, page 135, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Gregory G. Blodgett, unmarried and Jordan D. Haney, unmarried, joint tenants with right of survivorship by deed dated 1/23/2001 from Associates Relocation Management Company, Inc. a Colorado Corporation, of record in Instrument No. 20010130-0009017, Register's Office for Davidson County, Tennessee. The said Gregory G. Blodgett, and Jordan D. Haney having since married.

This conveyance is made subject to:

1. 2005 County Taxes which have been prorated and assumed by the Grantees.
2. All matters appearing on the Plan of record as Book 7900, page 135, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Boundary Plat of record as Book 6900, page 991 and 992, Register's Office for Davidson County, Tennessee.
4. Easement to the State of Tennessee of record in Book 7858, page 226, Register's Office for Davidson County, Tennessee.
5. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 7542, page 241, Register's Office for Davidson County, Tennessee.
6. Declaration of Covenants, Conditions and Restrictions for Still Spring Hollow Subdivision of record in Book 7963, page 400, amended in Book 8179, page 464, 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).
7. By-Laws of The Still Spring Hollow Owners Association, of record in Book 8294, page 40, Register's Office for Davidson County, Tennessee.
8. Dedication of common area to Still Spring Hollow Homeowners Association of record in Book 8257, page 634, Register's Office for Davidson County, Tennessee.
9. Charter of Incorporation of The Still Spring Hollow Homeowners Association of record in Book 7930, page 909, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Book 7921, page 471, Register's Office for Davidson County, Tennessee.