This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060408

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Send Tax Bills To:
Sen Trust Llc.
201 4th Ave N
Nash TN 37219

Davidson County DEEDWARR
Recvd: 06/06/06 07:55 3 pgs
Fees:18.00 Taxes:832.50
20060606-0066456

New Owner is:
Scott A. Johnstone, II
1489 Timber Ridge Circle
Nashville, TN 37211

MAP: 172-04-0-A
PARCEL: 111.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **John A. Loveday and Kris M. Loveday**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Scott Johnstone, II** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel located in Davidson County, Tennessee, described as follows to-wit:

Being all of Lot No. 43 on the plan of Phase Three, Highlands of Brentwood (formerly Brentwood Highlands) of record in Instrument No. 20010920-0101749, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John A. Loveday and Kris M. Loveday, Husband and Wife by Deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation dated May 20, 2002, recorded May 24, 2002, in Instrument No. 20020524-0063452 Register's Office for Davidson County, Tennessee.

This conveyance is subject to The Plan of record in Instrument No. 20010920-0101749; Restrictive Convenants of record in Book 11189, page 612; Book 11356, page 815; Book 11629, page 906 and Book 11356, page 840; Easement for Sanitary Sewer of record in Book 7461, page 773 and Book 7461, page 805; Easement for Access of record in Book 11189, page 612; Easement for Bell South of record in Book 11608, page 467; Quitclaim Deeds for Open Space of record in Book 11629, page 909 and Instrument No. 200004070035205; Homeowners Association Charter of record in Book 11595, page 872; By-Laws of record in Book 11356, page 840 all in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

JPS KAL by [redacted] AIF
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 26th day of May, 2006.

GRANTOR:

John A. Loveday

Kris M. Loveday by John A. Loveday as Attorney in Fact

Kris M. Loveday, by John A. Loveday, as Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **John A. Loveday** , with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Kris M. Loveday,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Record Book X, Page _____, of the said Register's Office of Davidson County, Tennessee. * 20060606-0066455

Witness my hand and seal on this the 26th day of May, 2006.

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **John A. Loveday**, with whom I am personally acquainted (or proved to me on

the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 26th day of May, 2006.

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

SWORN TO and subscribed before me this 26th day of May, 2006.

NOTARY PUBLIC

My commission expires:

7/9/08

ROBERT M. LOFFI
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE