THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 25552-06-2006** **Record & Return To:** **Westgate Title** **1600 Westgate Circle, Suite 125-D** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $455,000.00. Courtney A Dodson Affiant Subscribed and sworn to before me this 14th day of July, 2006. Carolyn A James Notary Public My Commission Expires: 11/22/08

CAROLYN A. JAMES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Janice M. Smith 5725 Spring House Way Brentwood, TN 37027	**Send Tax Bills To:** SunTrust Mortgage 201 4th Ave N, 7th FL. Nashville, TN 37203	**Tax Information:** Map No.160.16-0 Parcel No. 039.00

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, **Jonathan M. Gill and wife, Nanette H. Gill**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Janice M. Smith, an unmarried person** ("Grantee"), its 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 5725 Spring House Way, Brentwood, TN 37027

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 14th day of July, 2006.

Jonathan M. Gill

Nanette H. Gill

Davidson County DEEDWARR
Recvd: 07/18/06 12:50 2 pgs
Fees:13.00 Taxes:1683.50
20060718-0086522

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jonathan M. Gill and Nanette H. Gill**, 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 14th day of July, 2006.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires
SEP 22, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 201 on the Plan of Resubdivision of Lots 200-204, Hearthstone, Phase 4, as of record in Plat Book 6050, page 16 and amended in Book 6252, page 422, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jonathan M. Gill and wife, Nanette H. Gill by Warranty Deed dated March 31, 1998 from Eugene G. Maurice and wife, Shirley A. Maurice of record in Book 10868, page 257, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 6140, page 81, 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).
3. Declaration of Covenants, Conditions By-Laws and Restrictions for Hearthstone Common Facilities Association, Inc., of record in Book 7053, page 982 and amended in Book 9945, page 958, 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).
4. Charter of Incorporation of Hearthstone Common Facilities Association, Inc. of record in Book 6995, page 646, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6050, page 16 and amended in Book 6252, page 422, Register's Office for Davidson County, Tennessee.