State of Tennessee
County of Rutherford

This actual consideration or value – whichever is greater- is **$137,000.00.**

Affiant

Subscribed and sworn before me this 24th day of **September, 2007.**

Notary Public My Commission Expires: 3-20-10

AMANDA HANELINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 10/08/07 08:12 2 pgs
Fees:13.00 Taxes:506.90
20071008-0119431

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Christopher A. Aschnewitz **2770 Riverbend Drive** **Nashville, TN 37214**	**2770 Riverbend Drive** **Nashville, TN 37214**	**SunTrust Mortgage, Inc.** **201 4th Avenue N. 7th Floor** **Nashville, TN 37219**

Map 62-2-A, Parcel 216

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

FRED CLARK HALL AND REBECCA JAYNE HALL, HUSBAND AND WIFE,

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

CHRISTOPHER A. ASCHNEWITZ

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **DAVIDSON** County, Tennessee, more particularly described as follows:

Being Lot No. 339 on the Plan of the Subdivision of River Trace Estates, Phase 1, Section 3, of record in Plat Book 6900, page 615, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Fred Clark Hall and Rebecca Jayne Hall, husband and wife, by Deed from Randall Wayne Combs dated 06/30/2003 of record in Instrument Number 20030701-0090819, Register's Office for said County.

Subject to any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Plat Book 6900, page 615, Register's Office for said County.

Subject to Covenants, Conditions, and Restrictions contained in Book 6851, page 363; Book 6851, page 370; Book 6851, page 390 and Book 6982, page 747, said Register's Office for said County.

Subject to Transmission Line Easement of record in Book 1163, page 341, Register's Office for said County.

Subject to Charter of River Trace Homeowner's Association, Inc. in Book 6851, page 363, said Register's Office.

Subject to Flowage Easement of record in Book 2022, page 83, Register's Office for said County.

Subject to an Easement of record in Book 3959, page 595, said Register's Office.

Subject to any easements and/or restrictions of record in the Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their successors, heirs and assigns against the lawful claims o fall persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this 24th **day of September, 2007.**

Fred Clark Hall

Rebecca Jayne Hall

STATE OF TN

COUNTY OF KNOX

Personally appeared before me, the undersigned Notary Public, in and for said County and State, **Fred Clark Hall and Rebecca Jayne Hall,** the within named Grantor, with whom I am personally acquainted or who proved to me based upon satisfactory information and who acknowledged that **they** executed the within instrument for the purposes contained.

Witness my hand and official seal this 24th **day** of **September, 2007.**

My Commission Expires:

5-9-2008

Notary Public

