THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27662-04-2008** **Record & Return To:** **Riney Title and Escrow LLC** **7003 Chadwick Drive** **Brentwood, TN 37027**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $219,900.00. Affiant Subscribed and sworn to before me this 28th day of May, 2008. Notary Public My Commission Expires: 1-30-09

WARRANTY DEED

Address New Owner: Brian Roger Carroll, Bonnie Brunson Carroll 7909 Amber Hills Lane Nashville, TN 37221	**Send Tax Bills To:** Magna Bank 6525 Quail Hollow Rd, 300 Memphis, TN 38120	**Tax Information:** Map and Parcel No.: 156010A033.00CO

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, **Ryan J. Grindstaff and wife, Regina R. Grindstaff**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Roger Carroll and wife, Bonnie Brunson Carroll** ("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 7909 Amber Hills Lane, 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 28th day of May, 2008.

Ryan J. Grindstaff

Regina R. Grindstaff

Davidson County DEEDWARR
Recvd: 05/30/08 10:23 2 pgs
Fees:13.00 Taxes:813.63
20080530-0055009

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ryan J. Grindstaff and Regina R. Grindstaff**, 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 28th day of May, 2008.

Notary Public

My Commission Expires:

NICHOLAS A. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Revised Amber Hills Subdivision as of record in Plat Book 7900, page 377, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Ryan J. Grindstaff and wife, Regina R. Grindstaff by deed dated June 9, 2004 from Leonard James Wudel, Jr. and wife, Carlyn M. Wudel of record in Instrument No. 20040617-0071867, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Amber Hills of record in Book 8535, page 775, 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. Dedication of common area to Amber Hills Homeowners Association, Inc. of record in Book 8563, page 563, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Amber Hills Homeowners Association, Inc. of record in Book 8465, page 878, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 7900, page 377, Register's Office for Davidson County, Tennessee.