This Instrument Prepared By:
THOMAS I. BOTTORFF, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027
(615) 371-0800

Davidson County DEEDWARR
Recvd: 07/29/08 14:40 2 pgs
Fees:13.00 Taxes:120.25
20080729-0077570

WARRANTY DEED

Address New Owner:
Annie R. Kinzer
~~4317 Shady Dale Road~~ 4253 Hallmark
Nashville, TN 37218

Send Tax Bills To:
Owner ANNIE KINZER
4253 Hallmark Rd
Nashville, TN 37218

Map-Parcel No.
058110A02600CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $ 32,500.00 .

Barbara S. Lamb
State of Tennessee
Notary Public
Williamson County

Annie R. Kinzer
Affiant

My Commission Expires:
July 26, 2009

Subscribed and sworn to before me this 7 day of April, 2008.

Barbara S Lamb
Notary Public

****

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SHH, LLC, a Tennessee limited liability company** ("Grantor") by these presents does hereby transfer, sell and convey to ANNIE R. KINZER, ("Grantee") her heirs and assigns, a certain tract or parcel of real property more particularly described as follows, to wit:

Being Lot No. 26 on the plan of Section One, Drake's Run, of record in Plat Book 9700, page 818, Register's Office for Davidson County, Tennessee, reference to said plan is hereby made for a more complete description.

BEING part of the same property conveyed to SHH, LLC, a Tennessee limited liability company, by deed from Samuel H. Howard, of record in Book 11026, page 474, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 4249 Hallmark Road, Nashville, TN 37218.

This conveyance is subject to: Property Taxes for 2008 and subsequent years to the Davidson County Trustee; not yet due and payable; all matters found on the plan of record in Plat Book 11700, page 69, R.O.D.C.T.; Matters found on the plan of record in Plat Book 9700, page 818, R.O.D.C.T.; Storm water agreement of record in Book 11286, page 218, R.O.D.C.T.; all zoning and subdivision regulations of the appropriate governmental body along with easements of record and other easements and right of ways of public roads and utilities; Restrictive covenants contained in instruments of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to ANNIE R. KINZER, her heirs and assigns forever.

AND the Grantor does hereby covenant with ANNIE R. KINZER, that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said real property to the said ANNIE R. KINZER her heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand as of this the 9th day of April, 2008.

GRANTOR:

SHH, LLC, a Tennessee limited liability company

By: _____
Samuel H. Howard, Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, Barbara S. Lamb, a Notary Public in and for said county and state, the within named Samuel H. Howard, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Manager of SHH, LLC, a Tennessee limited liability company, within named bargainor, and that he executed the foregoing instrument for the purpose therein contained, being authorized so to do, by signing as Manager on behalf of said limited liability company.

WITNESS my hand and seal, at office in Brentwood, Tennessee, this 7 day of April, 2008.

My Commission Expires:

July 26, 2009



_____
Notary Public