WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2008

Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

ZANA C. PETTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Rachel Ann Joseph	~~New Owner~~ Regions Bank	Parcel ID:
4900 John Hagar Road	Dept. 2520, PO Box 2153	097160A3800CO
Hermitage, TN 37076	Birmingham AL 35287-2520	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Nicolas G. Hill and wife, Tracey A. Hill

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Rachel Ann Joseph and Jason Joseph, wife and husband
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 91, on the Plan of First Revision of the Peninsula, Phase One, of record in Plat Book 9700, Page 8, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Nicolas G. Hill and wife, Tracy A. Hill, by deed from Nicolas G. Hill and Tracey A. Buttolph, of record in Instrument 20030205-0015582, said Register's Office. See also Quitclaim Deeds of record in Instrument 20020306-0028128, Instrument 20020306-0028127, and Warranty Deed of record in Book 11083, page 937, said Register's Office.

This conveyance is subject to: (1) 2008 taxes, which have been prorated and assumed by the Grantees, and (2) all matters appearing on the plan of record in Plat Book 9700, page 8, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 9564, page 693, Book 9754, page 35, Book 9977, page 359, Book 10333, page 219, and Book 11258, page 85, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4900 John Hagar Road, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 19th day of September, 2008.

Nicolas G. Hill

Tracey A. Hill

Davidson County DEEDWARR
Recvd: 09/29/08 12:42 2 pgs
Fees:13.00 Taxes:851.00
20080929-0098583

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nicolas G. Hill and Tracey A. Hill, 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 and official seal this 19th day of September, 2008.

My Commission Expires: 11.22.10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

#3477
ADVANTAGE TITLE & ESCROW
2000 Mallory Lane, Suite 130
Box 523
Franklin, TN 37067

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