THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
spencer ray talbott
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 08-1857

118-06-0
011.00

Property Address: 820 Clayton Ave, Nashville, TN 37204

Davidson County DEEDWARR
Recvd: 12/18/08 14:08 2 pgs
Fees:13.00 Taxes:1831.50
20081218-0121208

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Donna Hysmith and Charles G. Loyd, as tenants by the entirety,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Andrea Utz and Matthew Huntington, wife & husband** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson**, State of Tennessee, to-wit:

BEING Lot No. 40-B on the Plan of Battlefield Estates, Section I, as of record in Book 843, Pages 96 and 97, Register's office for Davidson County, Tennessee.

Said Lot No. 40-B fronts 75 feet on the northerly side of East Clayton Avenue and runs back between parallel lines 237 feet to a dead line.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantors by virtue of a general warranty deed from Delores Jackson, dated July 20, 2006, and recorded July 25, 2006, in the Register of Deeds for the City of Nashville, County of Davidson, as Document No. 20060725-0089627.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR's do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $495,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

C. L. DH

WITNESS Grantors' hands this 12th day of December, 2008.

X _____ {Seal}
Donna Hysmith

X _____ {Seal}
Charles G. Loyd

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 12th day of December, 2008, before me the undersigned officer, personally appeared Donna Hysmith and Charles G. Loyd, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

_____
Notary Public

My Commission expires: 1-23-2

JENNIFER R. TALBOTT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Grantors' Name, Address, Phone:
Donna Hysmith and Charles G. Loyd

N/A

Grantees' Name, Address, Phone:
Matthew Huntington and Andrea Utz
820 Clayton Avenue
Nashville, TN 37204

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $495,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for taxes:
~~Matthew Huntington and Andrea Lenz Utz~~
First Liberty Financial Group
9931 Corporate Campus Drive, Suite 1500
Louisville, KY 40223

Affiant: _____

Subscribed and sworn to before me this 12th day of December, 2008.

_____
Notary Public
My Commission Expires: 9/3/12

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212