THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28671-04-2009** **Record & Return To:** **Cumberland Title Company** **13018 Lebanon Road, #100** **Mt. Juliet, TN 37122**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $123,500.00. Tammie Horlacher Affiant Subscribed and sworn to before me this 28th day of April, 2009. Notary Public My Commission Expires: 9/17/2011

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Davidson County DEEDWARR
Recvd: 05/01/09 10:13 3 pgs
Fees:18.00 Taxes:456.95
20090501-0039644

WARRANTY DEED

Address New Owner: Tammie Horlacher 409-411 Rachels Court Hermitage, TN 37076	**Send Tax Bills To:** Pinnacle Nat'l Bank 211 Commerce St. Ste 300 Nashville, TN 37201	**Tax Information:** Map and Parcel No.: 075-07-0 298.00

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, **Jeff M. Smith, married, and Jason J. Hall, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tammie Horlacher and Michael Horlacher** ("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 409-411 Rachels Court, Hermitage, TN 37076

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.

Meredyth Gizelle Smith, wife of Jeff M. Smith, hereby joins in the execution of this instrument to convey her marital rights, if any, in the subject property.

Adriana Roca Hall, wife of Jason J. Hall, hereby joins in the execution of this instrument to convey her marital rights, if any, in the subject property.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of April, 2009.

Jeff M. Smith
By Barbara Browning, Attorney-in-Fact

Jason J. Hall
By Barbara Browning, Attorney-in-Fact

Meredyth Gizelle Smith
By Barbara Browning, Attorney-in-Fact

Adriana Roca Hall
By Barbara Browning, Attorney-in-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara Browning, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that Barbara Browning is the Attorney-in-Fact for the said **Jeff M. Smith, Meredyth Gizelle Smith, Jason J. Hall and Adriana Roca Hall** and is authorized by the said **Jeff M. Smith, Meredyth Gizelle Smith, Jason J. Hall and Adriana Roca Hall** to execute this instrument on their behalf.

Witness my hand, at office, this 28th day of April, 2009.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Revision of Lots 5, 9, 15, 19, 22, 26, 28, 36, 44, 47, 63, 66, 70, 74, 78 and 102, Rachel's Square, Sections One and Two, as of record in Book 6250, Page 543, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Jeff M. Smith, a married man, and Jason J. Hall, a single man, by deed dated 8/11/2005 from Beverly Matherly, unmarried, of record in Instrument No. 20050909-0108667, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2009, a lien, but not yet due and payable. Map and Parcel No. 075-07-0 298.00.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Rachel's Square, now known as Colony Downs, of record in Book 6619, Page 777, amended in Book 8030, Page 757 and Book 11627, Page 594, 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. Charter of Incorporation of Rachel's Square Homeowner's Association of record in Book 6683, Page 576, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Colony Downs Homeowners Association of record in Book 8030, Page 759, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6250, Page 543, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mandy Alsup

Notary's Signature

My Commission Expires: 5-14-2011.

Notary's Seal (If on paper)

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.