BILL GARRETT, Davidson County
Trans:T20090029967 DEEDWARR
Recvd: 05/06/09 09:35 2 pgs
Fees:13.00 Taxes:310.80
20090506-0041475

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Jared G. Austin
212 Hickory Hill Court
Nashville, TN 37214

MORTGAGEE
Right Mortgage Company
106-B West Hill Drive
Lebanon, TN 37087

SEND TAX BILLS
Right Mortgage Company
106-B West Hill Drive
Lebanon, TN 37087

MAP-PARCEL:
MAP 096-07-0-A
PARCEL 006.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Lisa R. Cooper, an unmarried woman,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jared G. Austin, an unmarried man,** 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. 6, Unit 3, (Parcel 6), Plat of Bianca Square, as shown by plat of record in Plat Book 5200, Page 661 and in Plat Book 5800, Page 101, and amended in Deed Book 6055, Page 760, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lisa R. Cooper, unmarried woman by deed from John L. Lloyd, and wife, Fayrene L. Lloyd, dated October 27, 2006 and of record in Instrument No. 20061031-0134906, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Master Deed of record in Book 6162, Page 195, amended in Book 6165, Page 566, and amended in Book 9885, Page 208; and By-Laws of record in Book 6162, Page 211, amended in Book 6225, Page 906; Charter of record in Book 6168, Page 507; Agreement to Maintain of record in Book 5945, Page 856; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 5200, Page 661, and Plat Book 5800, Page 101, and amended in Deed Book 6055, Page 760, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **212 Hickory Hill Court Nashville, TN 37214.**

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 30th day of April, 2009.

Lisa R. Cooper

Lisa R. Cooper

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lisa R. Cooper, an unmarried woman, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2009.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $84,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of April, 2009.

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1.2.12