PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

State of Tennessee)
County of ~~Davidson~~) Sumner

The actual consideration or value, whichever is greater, for this transfer is $188,000.00.

Melissa D. Rogers
Affiant

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me, this 6th day of May, 2009.

Connie L. Timbs
Notary Public:

My Commission Expires: 2-8-11

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Brian A. Hypnar and Amber L. Knizner 800 Tintern Abbott Court Nashville, TN 37211	New Owner	161100B18200CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kristine L. Vanderwyden**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brian A. Hypnar and Amber L. Knizner, joint tenants with right of survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

BEING Lot No. 28 on the Final Plat of Villages of Brentwood, Phase Eleven of record in Book 9700, Page 949, revised in Instrument Number 20031219-081287, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Kristine L. Vanderwyden by Warranty Deed from Brian A. Tumlin and Jami R. Tumlin, husband and wife, dated October 20, 2005, recorded October 27, 2005, in Instrument Number 20051027-0129769, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2009 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appears on the plat of record in Plat Book 9700, Page 949, revised in Instrument Number 20031219-081287, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 6143, Page 11, Book 6398, Page 495, Book 8507, Page 831, Book 11526, Page 579 and Instrument Number 200006060056066, Register's Office for Davidson County, Tennessee.

This property is a part of a Planned Unit Development, subject to rights of others in and to common areas/elements, subject to lien for special assessment contained in DCCR's/Master Deed.

Charter for Homeowners Association of record in Book 6158, Page 352 and Instrument Number 200006060056067, Register's Office for Davidson County, Tennessee.

Common Areas conveyed to Homeowners Association of record in Instrument Number 20001214-0122894, Register's Office for Davidson County, Tennessee.

Easement for Ingress & Egress easement set forth in the instrument recorded in Book 11076, Page 537 and 661 and Book 11526, Page 579, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement set forth in the instrument recorded in Book 11078, Page 919, Register's Office for Davidson County, Tennessee.

Water Main easement set forth in the instrument recorded in Book 8197, Page 338, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 800 Tintern Abbott Court, Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20090030680 DEEDWARR
Recvd: 05/08/09 10:35 2 pgs
Fees:13.00 Taxes:695.60
20090508-0042538

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 6th day of May, 2009.

Kristine L. Vanderwyden _____

Kristine L. Vanderwyden

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 **Kristine L. Vanderwyden**, 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 6th day of May, 2009.

Commission Expires: 11/20/12

_____
Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-5
Hendersonville, TN 37075