BILL GARRETT, Davidson County
Trans: T20090036235 DEEDWARR
Recvd: 06/02/09 11:23 2 pgs
Fees: 13.00 Taxes: 462.50
20090602-0050593

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$125,000.00**

Affiant

Subscribed and sworn to before me, this 29th day of May, 2009.

Notary Public

My commission expires: 8/13/2011

DOROTHY FAYE HOOD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kevin Hyneman	**Kevin Hyneman**	**Map\Parcel: 062-02-0-A-212.00CO**
6000 Poplar Ave., Ste. 250	**6000 Poplar Ave., Ste. 250**	
Memphis, TN 38119	**Memphis, TN 38119**	

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 ACKNOWLEDGE, WE,

Joseph D. Fertitta and unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin Hyneman , a married 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:

Land in Davidson County, Tennessee, being Lot No. 335, on the Plan of River Trace Estates, Phase 1, Section 3, of record in Plat Book 6900, Page 615, 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 Joseph D. Fertitta and Dorothy U. Fertitta, husband and wife by Warranty Deed from Dianne K. Mitchell-McKay and husband, Glenn W. McKay, dated August 24, 1998, of record in Book 11082, Page 576, Register's Office for Davidson County,, Tennessee. The said Dorothy U. Fertitta has since deceased on December 1, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6900, Page 615, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6851, Page 370, Book 6982, Page 747 and Instrument No. 20011126-0128569, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 6851, Page 363, Register's Office for DAVIDSON County, Tennessee. Deed to Homeowners Association of record in Book 7907, Page 168, Register's Office for DAVIDSON County, Tennessee. Slope Easement of record in Book 7296, Page 484, Register's Office for DAVIDSON County, Tennessee. TVA Transmission Line Easement of record in Book 1163, Page 341, Register's Office for DAVIDSON County, Tennessee. Flowage Easement of record in Book 2022, Page 83, Register's Office for DAVIDSON County, Tennessee. Easement of record in Book 3959, Page 595, Register's Office for DAVIDSON County, Tennessee. Deed of Conveyance of record in Book 7097, Page 140, Book 7097, page 149, Book 7593, page 523 and Book 7593, page 565, Register's Office for DAVIDSON County, Tennessee. Sewer Facilities of record in Book 7097, Page 135, Register's Office for DAVIDSON County, Tennessee. Grant and Agreement of record in Book 7030, Page 798, Register's Office for DAVIDSON County, Tennessee. By-Laws of record in Book 6851, Page 390, Register's Office for DAVIDSON County, Tennessee.

Subject to the flow of any stream across the subject property. Any and all visible easements lying on or across the property. Subject to rights of others in and to common areas / elements. Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed. Subject to HOA dues, if any. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved X) unimproved (____) property known as 2786 Riverbend Drive, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 29th day of May, 2009.

Joseph D. Fertitta by Deborah Fertitta Croffut, His Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Deborah Fertitta Croffut** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **Joseph D. Fertitta** for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for **Joseph D. Fertitta**, and is authorized by him to execute this instrument on his behalf.

This the 29th day of May, 2009.

My Commission Expires: My Commission Expires October 10, 2009

Notary Public

BARBARA T. [illegible] NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY

File #: **09572-KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027