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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**3817 Bedford Avenue**<br>**Suite 140**<br>**Nashville, Tennessee 37215**<br><br>**CRT File No. 09051742**<br><br>BILL GARRETT, Davidson County<br>Trans:T20090037633 DEEDWARR<br>Recvd: 06/05/09 13:25 2 pgs<br>Fees:13.00 Taxes:1250.60<br>20090605-0052394 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $338,000.00.<br>Kirsten Deitelhoff<br>Affiant<br><br>Subscribed and sworn to before me, this 4th day of June, 2009.<br><br>Notary Public<br>My Commission Expires: 11/22/10<br><br>Kate Rosenthal STATE OF TENNESSEE NOTARY PUBLIC Summer County |

## WARRANTY DEED

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| Address New Owner:<br>William Anderson Little and Kirsten Deitelhoff<br>1105 Biltmore Drive<br>Nashville TN 37204 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>131-12-0-057.00 |

**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, **Benjamin J. Coons and wife, Tracy E. Coons** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Anderson Little and wife, Kirsten Deitelhoff,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 16, BATTERY PARK, as shown on plat of record in Plat Book 1130, Page 103, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Benjamin J. Coons and wife, Tracy E. Coons by Warranty Deed from Joshua M. Laughlin and wife, Candace J. Laughlin, recorded on the 7th day of June, 2004 Instrument No. 20040607-0067132, in the Registrar office of Davidson County, Tennessee.

This is improved property located at 1105 Biltmore Drive Nashville TN 37204.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 4th day of June, 2009.

Benjamin J. Coons

Benjamin J. Coons

Tracy E. Coons by Benjamin J. Coons Attorney in fact

Tracy E. Coons

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Benjamin J. Coons, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of June, 2009.

Notary Public

My Commission Expires: 11/22/10

Kate Rosenthal
State Of Tennessee Notary Public
County of Sumner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Benjamin J. Coons,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Tracy E. Coons,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 4th day of June, 2009.

Notary Public

My Commission Expires: 11/22/10

Kate Rosenthal
State Of Tennessee Notary Public
County of Sumner