THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 28806-05-2009** **Record & Return To:** FIRST TITLE & ESCROW FILE BOX 9B FTEC FILE #28806 File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $143,800.00. Affiant Subscribed and sworn to before me this 30th day of June, 2009. Notary Public My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

My Commission Expires NOV. 7, 2011

Address New Owner: Gabrielle Bubel, William T. Sutton 773 Harpeth Trace Drive Nashville, TN 37221	**Send Tax Bills To:** Bank of America 801 Crescent Centre Drive, Suite 510 Franklin, TN. 37067	**Tax Information:** Map and Parcel No.: 143020C00200CO

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, **Barbara Ellen Hacker, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gabrielle Bubel, unmarried and William T. Sutton, married** ("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 773 Harpeth Trace Drive, Nashville, TN 37221

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of June, 2009.

Barbara Ellen Hacker

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Barbara Ellen Hacker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2009.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

BILL GARRETT, Davidson County
Trans:T20090044245 DEEDWARR
Recvd: 07/01/09 14:25 2 pgs
Fees:13.00 Taxes:532.06
20090701-0061423

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of Harpeth Knoll, as of record in Plat Book 5200, page 764, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Barbara Ellen Hacker, a married person by Deed dated 9/22/92 from Morris Eshaghpour Contracting of record in Book 8737, page 891, Register's Office for Davidson County, Tennessee. Barbara Ellen Hacker and husband, Edward E. Hacker have since divorced.

This conveyance is made subject to:

1. 2009 County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Harpeth Knoll Subdivision of record in Book 6280, page 478, amended in Instrument No. 20070405-0041277, 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. By-Laws of Harpeth Knoll Homeowners' Association, of record in Book 6280, page 486, Register's Office for Davidson County, Tennessee.
4. Dedication of common area to Harpeth Knoll Homeowners' Association of record in Book 6353, page 228, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Harpeth Knoll Homeowners' Association of record in Book 6272, page 636, amended in Book 8176, page 699, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 5360, page 320, Book 5364, page 882 and in Book 6380, page 201, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 5200, page 764, Register's Office for Davidson County, Tennessee.
8. Easement for pad mounted transformer of record in Book 7465, page 719, Register's Office for Davidson County, Tennessee.