22007-8

Box 14A

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$170,500.00**. Affiant Subscribed and sworn to before me, this the 30th day of June, 2009. Notary Public My commission expires: 2/24/13 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Austen Clark **Adam Tully**	**Avenue Bank**	**Map 098-05-0-A Parcel 039.00co**
605 Hallbrook Court	**111 10th Avenue South, Suite 200**	
Hermitage, Tennessee 37076	**Nashville, TN 37203**	

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, WE,

Perry Simonson and wife, E'Lyn Johnson-Simonson

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

AC AT **Austen Clark, an unmarried woman, as to an undivided 50% interest, and Adam Tully, an unmarried man, as to an undivided 50% interest, as joint tenants with rights of survivorship**

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. 152 on the Plan of Hampton Hall, a Planned Unit Development, Section 1, of record in Book 9700, Page 290 and 291, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Perry Simonson and wife, E'lyn Johnson-Simonson, by Warranty Deed dated June 10, 1998, from Beazer Homes, Inc., d/b/a Phillips Builders, of record in Book 10974, Page 93, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **605 Hallbrook Court, Hermitage, Tennessee 37076**

BILL GARRETT, Davidson County
Trans:T20090044401 DEEDWARR
Recvd: 07/02/09 08:26 2 pgs
Fees:13.00 Taxes:630.85
20090702-0061593

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 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 my/our hand(s) this **30th** day of **June, 2009.**

Perry Simonson

E'Lyn Johnson-Simonson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Perry Simonson and E'Lyn Johnson-Simonson,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **June, 2009.**

Notary Public

My Commission Expires: 2/24/13

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.