BOX 50-B

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Jeffrey T. Hall
609 Flagstone Court
Hermitage, TN 37076

MORTGAGEE
Suntrust Mortgage, Inc.
401 Commerce Street, Ste. 6100
Nashville, TN 37219

BILL GARRETT, Davidson County
Trans:T20090047117 DEEDWARR
Recvd: 07/14/09 10:06 2 pgs
Fees:13.00 Taxes:480.63
20090714-0065652

SEND TAX BILL
Mortgagee

MAP-PARCEL:
MAP 086-7
PARCEL 122.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Carl Tinch, Jr., unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey T. Hall and wife, Bethany Kent Hall,** 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:

Being Lot No. 192 on the plan of Jackson's Retreat, Phase V-A, of record in Book 6250, page 309, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 192 fronts 35 feet on the northerly margin of Flagstone Court and extends back 220.33 feet on the westerly line, which is a broken line, and 162.51 feet on the easterly line to a broken line in the rear measuring 161.93 feet thereon.

Being the same property conveyed to Carl Tinch, Jr., single person by deed from George Smith and wife, Judy Smith, dated January 26, 2005 and filed of record in Instrument No. 20050204-0013128, Register's Office for Wilson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5676, Page 67, Declaration of Covenants, Conditions and Restrictions of record in Book 5741, Page 360, Book 6482, Page 679, Book 6806, Page 256; By-Laws of record in Book 5745, Page 294; HOA Charter of record in Book 5745, Page 283; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6250, Page 309, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **609 Flagstone Court Hermitage, TN 37076.**

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, their heirs and assigns, forever; and we do covenant with 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 our hands this 10th day of July, 2009.

Carl Tinch Jr.

Carl Tinch, Jr.

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carl Tinch, Jr., 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 10th day of July, 2009.

NOTARY PUBLIC

DEANNA ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.2.12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $129,900.00.

Beth Robins
AFFIANT

Subscribed and sworn to before me this 10th day of July, 2009.

NOTARY PUBLIC

JAMES E. BELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

My Commission Expires: 1-9-12