THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 28908-07-2009** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $475,000.00. Affiant Subscribed and sworn to before me this 16th day of July, 2009. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Terrence J. Doherty, Nicole E. Doherty 717 Estes Road Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116-04-0-127.00

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, **Vicki Bouchard Hill and husband, Matthew W. Hill**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Terrence J. Doherty and wife, Nicole E. Doherty** ("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 717 Estes Road, Nashville, TN 37215.

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 16th day of July, 2009.

Vicki Bouchard Hill

Matthew W. Hill

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Vicki Bouchard Hill and Matthew W. Hill**, 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, at office, this 16th day of July, 2009.

Notary Public

My Commission Expires:

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20090049907 DEEDWARR
Recvd: 07/23/09 14:11 2 pgs
Fees:13.00 Taxes:1757.50

20090723-0069321

EXHIBIT "A"

Land in Davidson County, Tennessee, being parts of Lot Nos. 13 and 14, on the Map of Clearview Subdivsion, as shown by plat appearing of record in Plat Book 843, page 8, of the Register's Office of Davidson County, Tennessee, and described as follows:

Being the same property conveyed to Vicki Bouchard, unmarried and Mathhew W. Hill, unmarried by deed dated 09/29/2004 from David James Tachek and wife, Leslie Newpher Tachek of record in Instrument No. 20041004-0119321, Register's Office for Davidson County, Tennessee. The parties having married and Vicki Bouchard now being known as Vicki Bouchard Hill.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 843, page 8, Register's Office for Davidson County, Tennessee.