This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L# 8993-3B

ADDRESS NEW OWNER:
Will Cotten
834-B Sutton Hill Road
Nashville, Tennessee 37204

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Wilson Bank & Trust
1436 West Main Street
Lebanon, Tennessee 37087

BILL GARRETT, Davidson County
Trans:T20090052458 DEEDWARR
Recvd: 08/03/09 15:12 2 pgs
Fees:13.00 Taxes:647.50
20090803-0072580

MAP **118-10**
GROUP
PARCEL **202**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Taylor Shults, unmarried** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Will Cotten, a single person**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A Certain tract or parcl of land in Davidson County, State of Tennessee, described as follows: To-Wit:

Land in Davidson County, Tennessee, being Lot No. 3-B on the Plan of Resubdivision of Lots 16, 17 and portions of 15 and 18, Block E, Battlefield Estates, Section Two, of record in Book 5190, page 638, and amended in Book 6296, page 402 and in Book 6200, page 113, all in Register's Office for said County.

This conveyance includes and is subject to the driveway easements of record in Book 6378, Page 243, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Taylor Shults, unmarried by deed from Laurie Brocato, unmarried dated January 12, 2006, of record in Instrument No. 20060322-0032911, Register's Office for Davidson County, Tennessee.

This is improved property known as 834-B Sutton Hill Road, Nashville, Tennessee 37204. Possession is to be given on July 31, 2009.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and **planning ordinances, and health department regulations that may affect the premises.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 31st day of July, 2009.

Robert Taylor Shults

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert Taylor Shults, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of July, 2009.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 11-15-10

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $175,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of July, 2009.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 11-15-10