Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090052857 DEEDWARR
Recvd: 08/04/09 14:52 2 pgs
Fees:13.00 Taxes:518.00
20090804-0073070

This Instrument Prepared by:
Title Corporation of America
PO.Box 3112, Brentwood, TN 37024
615-377-0749 File No. 0907191
After Recording please return to:
Watauga Title (Bottorf, Kavin & Cook)
155 Franklin Rd, Suite 120, Brentwood, TN 37027
File No. 09-6690

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater for this transfer is **$140,000.00**

Affiant

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

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Notary Public
My commission expires: 8-9-09

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kallie M. Stavros 1503 LINCOYA BAY DR. NASHVILLE TN 37214	OWNER	109050D00200CO

WARRANTY DEED

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, I, **Andrew Thomas Hill, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Kallie M. Stavros,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **DAVIDSON County, Tennessee,** described as follows; to-wit:

LAND in Davidson County, Tennessee, BEING Unit No. 1503 on the Plan of The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et-seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for The cottages at Williams Bend townhouses, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712, and Supplementary Declarations of record in Instrument No. 200410280129585, and in Instrument No. 200509230114373, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Cottages at Williams Bend Townhouses, of placement of Units, as shown on Exhibit "C" to the Declaration of Covenants for a more complete identification and description of said units.

BEING that same property conveyed to Andrew Thomas Hill, Unmarried by Warranty Deed from 70 south Associates, LLC, a Tennessee Limited liability company, dated June 30th, 2004 and recorded on July 2, 2004, at Instrument No. 20040702-0079480, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2009 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This property is improved property known as
1503 LINCOYA BAY DR, NASHVILLE, Tennessee 37214-2766

Init AFH

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, I Andrew Thomas Hill, sign this Warranty Deed on this the 24th day of July, 2009

Andrew Thomas Hill

Jennifer Hill by her attorney in fact
By Andrew Thomas Hill her attorney in fact

STATE OF Tennessee

COUNTY OF Williamson ss:

On this ~~31st~~ 24th day of July, 2009, personally appeared before me, Tamilyn Derryberry, the undersigned, a Notary Public in and for said County and State, the within named Andrew Thomas Hill , the bargainor(s), 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; and the said Andrew Thomas Hill, to me acknowledged that he executed the same as the free act and deed of said Jennifer Hill for the purposes therein contained by virtue of a Power of Attorney duly executed by the said Jennifer Hill, and appearing of record in Instrument No. 20090804-0073069 in the Register's Office of DAVIDSON County, Tennessee.

Witness my hand and official seal, Nashville, State of Tennessee on this the 24th day of July, 2009.

Notary Public - Tamilyn Derryberry

TAMILYN DERRYBERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 05/02/10

(SEAL)