THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09071924**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $275,000.00. Affiant Subscribed and sworn to before me, this 18th day of August, 2009. Notary Public My Commission Expires: 8/23/2011

BILL GARRETT, Davidson County
Trans: T20090056955 DEEDWARR
Recvd: 08/20/09 08:40 2 pgs
Fees: 13.00 Taxes: 1017.50
20090820-0078286

MARY JAYNE MASTERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Scott F. Huntington and Thanh D. Bui 2141 Sharondale Dr. Nashville TN 37215	Send Tax Bills To: SunTrust Mortgage, Inc. PO Box 79041 Baltimore, MD 21279-0041	Tax Information: Tax Parcel ID No. 11702020900

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, **Katherine H. Hines now known as Katherine H. Dobie, married and Carey F. York, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Scott F. Huntington, unmarried and Thanh D. Bui, unmarried, as tenants in common with the right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY PART OF LOT NO. 19 BLOCK 2 ON THE PLAN OF W. V. DAVIDSON'S HILLSBORO HIGHLANDS, SECTIONS 2 AND 3 AS OF RECORD IN BOOK 843, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: SAID PART OF LOT NO. 19 FRONTS 87.5 FEET ON THE SOUTHWESTERLY MARGIN OF SHARONDALE DRIVE, AND FRONTS 97.0 FEET ON THE EASTERLY MARGIN OF VALLEY ROAD, AND RUNS BACK 146.0 FEET ON THE SOUTHERLY LINE AND 159.5, MORE OR LESS ON THE EASTERLY LINE, TO A POINT OF INTERSECTION. BEING THE SAME PROPERTY CONVEYED TO KATHERINE H. HINES, UNMARRIED AND CAREY F. YORK, MARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM MICHAEL PASSONS, UNMARRIED, RECORDED ON THE 25TH DAY OF JANUARY, 2006 IN INSTRUMENT NO. 20060125-0009515, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property located at 2141 Sharondale Dr. Nashville TN 37215.

Simon Dobie joins in this instrument to convey any and all interest, marital or otherwise in said property.

The said property has never been the marital residence of Carey F. York.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 18th day of August, 2009.

Katherine H. Dobie

Carey F. York by Katherine H. Dobie, his attorney-in-fact

Simon Dobie

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katherine H. Dobie and Simon Dobie, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of August, 2009.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Katherine H. Dobie,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Carey F. York,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 18th day of August, 2009.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County