BILL GARRETT, Davidson County
Trans: T20090061981 DEEDWARR
Recvd: 09/09/09 16:14 2 pgs
Fees: 13.00 Taxes: 492.10

20090909-0084667

WARRANTY DEED

23977

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4th DAY OF September, 2009.

(Affix Seal) Notary Public

My Commission Expires: 7-24-10

JOHN DELHAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jacob Strang and wife, Ashley Strang	New Owner	
2786 Riverbend Drive		Map and Parcel 062020A212.00 CO
Nashville, TN 37214		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, KEVIN HYNEMAN, a married person, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto JACOB STRANG AND WIFE, ASHLEY STRANG, hereinafter called the GRANTEE(S), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 335, on the Plan of River Trace Estates, Phase 1, Section 3, of record in Plat Book 6900, page 615, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kevin Hyneman, a married man by warranty deed from Joseph D. Fertitta, an unmarried man of record in Instrument No. 20090602-0050593, Register's Office for Davidson County, Tennessee.

THE ABOVE DESCRIBED PROPERTY IS NOT AND HAS NEVER BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2009 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying his prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 062020A212.00 CO
b. All matters appearing on the Plan of River Trace Estates, Phase 1, Section 3, of record in Plat Book 6900, page 615, Register's Office for Davidson County, Tennessee.
c. Declaration of Covenants, Conditions and Restrictions of record in Book 6851, page 370, as amended in Book 6982, page 747 and Instrument No. 20011126-0128569, Register's Office for Davidson County, Tennessee.
d. Charter for Homeowners Association of record in Book 6851, page 363, Register's Office for Davidson County, Tennessee.
e. Deed to the Homeowners Association of record in Book 7907, page 168, Register's Office for Davidson County, Tennessee.
f. Slope Easement of record in Book 7296, page 484, Register's Office for Davidson County, Tennessee.
g. TVA Transmission Line Easement of record in Book 1163, page 341, Register's Office for Davidson County, Tennessee.
h. Flowage Easement of record in Book 2022, page 83, Register's Office for Davidson County, Tennessee.
i. Easement of record in Book 3959, page 595, Register's Office for Davidson County, Tennessee.
j. Deed of Conveyance of record in Book 7097, page 140, Book 7097, page 149, Book 7593, page 523 and Book 7593, page 565, Register's Office for Davidson County, Tennessee.

k. Sewer Facilities of record in Book 7097, page 135, Register's Office for Davidson County, Tennessee.
l. Grant and Agreement of record in Book 7030, page 798, Register's Office for Davidson, County, Tennessee.
m. By-Laws of record in Book 6851, page 390, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 2786 Riverbend Drive, Nashville, Tennessee 37214.

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(S), their heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this 4th day of September, 2009:

Kevin Hyneman, by Douglas Hale, his atty in fact, and not ~~individually~~ a attorney

Kevin Hyneman by Douglas S. Hale, his Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4th day of September, 2009, before me personally appeared Douglas S. Hale, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kevin Hyneman, and who acknowledged that he executed the same as the free act and deed of said Kevin Hyneman by virtue of the Power of Attorney, duly executed by the said Kevin Hyneman and appearing of record in Instrument No. 20090909-0084666, of the Register's Office for Davidson County, Tennessee.

Witness my hand this 4th day of September, 2009, in Franklin, Tennessee.

Laurie M Harris
Notary Public

My Commission Expires: 12-10-2012

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds