BILL GARRETT, Davidson County
Trans: T20090067113 DEEDWARR
Recvd: 10/02/09 10:40 2 pgs
Fees: 13.00 Taxes: 2460.50
20091002-0091573

STATE OF TENNESSEE }
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $665,000.00 (Six Hundred Sixty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 29th day of September, 2009.

NOTARY PUBLIC MY COMMISSION EXPIRES: 7-25-12

RYAN A. RAFOTH NOTARY SEAL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Mark Kocourek and Jaime Heller, and Richard M. Heller 209 Cherokee Station Drive Nashville, TN 37209	First National Bank of Chester 3840 Hempland Rd Mountville PA 17554	103080D 27.00CO

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MASON HUNTER AND WIFE DANIELLE HUNTER,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MARK KOCOUREK AND JAIME HELLER, HUSBAND AND WIFE, AND RICHARD M. HELLER, MARRIED,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A 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. 27 on the Plan of Cherokee Crossing, A Residential Subdivision of record in Instrument No. 20050328-0032338, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Together with an adjoining permanent outdoor living space & fence easement in Warranty Deed of record in Instrument No. 20070221-0021401, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mason Hunter and wife, Danielle Hunter by deed from Cherokee Crossing Partnership, a Tennessee Partnership comprised of Radius Group, LLC, general partner and Lone Row, LLC, general partner of record as Instrument No. 20070221-0021401, in the Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: 209 CHEROKEE STATION DRIVE NASHVILLE,TN37209

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 we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, 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. Whenever 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, this 29th day of September, 2009

Mason Hunter

Danielle Hunter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29th day of September, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mason Hunter and Danielle Hunter** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 29th day of September, 2009.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 7, 2013