WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 368,600.00

KRS Kenneth R. Speakman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2009.

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Mason Hunter	New Owner	Parcel ID:
202 Rising Sun Terrace		06402006400
Old Hickory, TN 37138		

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, we

Kenneth R. Speakman and wife, Reba Speakman, Trustees under the Revocable Speakman Family Living Trust, dated May 19, 1998

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Mason Hunter, married
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 241, on the Plan of Brandywine Farms, Section 13, of record in Plat Book 4660, Page 71, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Kenneth R. Speakman and wife, Reba Speakman, Trustees under the Revocable Speakman Family Living Trust, dated May 19, 1998, by deed from Vance Overton and wife, Minnie M. Overton of record in Instrument 20010612-0061919, Register's Office for said County.

This conveyance is subject to: (1) All matters appearing on the plan of record in Plat Book 4660, page 71, said Register's Office; and (2) Restrictive Covenants of record in Book 3816, page 544; Book 3843, page 951; Book 3886, page 720; Book 4765, page 625; and Book 6371, page 372, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 202 Rising Sun Terrace, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 29th day of September, 2009.

Kenneth R. Speakman and wife, Reba Speakman, Trustees under the Revocable Speakman Family Living Trust, dated May 19, 1998

BY: Kenneth R. Speakman
Kenneth R. Speakman, Trustee

BY: Reba Speakman, Trustee
Reba Speakman, Trustee

BILL GARRETT, Davidson County
Trans: T20090070828 DEEDWARR
Recvd: 10/19/09 10:02 2 pgs
Fees: 13.00 Taxes: 1363.82
20091019-0096340

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth R. Speakman and wife, Reba Speakman, Trustees under the Revocable Speakman Family Living Trust dated May 19, 1998, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they are Trustees of under the Revocable Speakman Family Living Trust dated May 19, 1998, and as such Trustees, they are authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 2009.

My Commission Expires: 11-22-10

Notary Public

