Prepared By And
RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20090073198 DEEDWARR
Recvd: 10/28/09 10:29 2 pgs
Fees:13.00 Taxes:888.00
20091028-0099423

WARRANTY DEED

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF OCTOBER, 2009.

NOTARY PUBLIC

My commission expires: 9/25/10

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KYLE DUQUETTE et ux 5308 Barton Vale Court Nashville, Tennessee 37211	Same address as new owner	MAP 161-14-0-C-010.00CO

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FORTY THOUSAND AND NO/100 ($240,000.00) DOLLARS, and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **BRANDON JONES, unmarried, by and through his lawful Attorney-In-Fact, MALINDA D. METCALF,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **KYLE DUQUETTE and wife, TIFFANY DUQUETTE,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 10, of the Barton Vale Subdivision, of record in Plat Book 7900, page 639, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Brandon Jones by Warranty Deed dated August 30, 2005 and filed for record on September 6, 2005 from Michael D. Shaw and wife, Janette F. Shaw, of record in Instrument No. 20050906-0106730, Register's Office for Davidson County, Tennessee.

This is improved property known as 5308 Barton Vale Court, Nashville, TN 37211.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 7900, page 639; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2009 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS MY HAND, this the 14th day of OCTOBER, 2009.

BRANDON JONES

BY: MALINDA D. METCALF, his
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 14th day of October, 2009 , before me, appeared Malinda D. Metcalf, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for Brandon Jones, and that said instrument was signed in behalf of the said Brandon Jones by herself as his attorney-in-fact.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 9/25/10

JANE GRAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.