WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $141,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF OCTOBER, 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES

BILL GARRETT, Davidson County
Trans: T20090075100 DEEDWARR
Recvd: 11/03/09 15:42 2 pgs
Fees: 13.00 Taxes: 521.70
20091103-0101702

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 09-03283 PRYOR CIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Christina Ellen Pryor	same	75-11-62.00
504 Belgium Drive		
Hermitage, TN 37076		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
JAMIE TATE, AND WIFE, KATHRYN TATE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

CHRISTINA ELLEN PRYOR,AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 504 Belgium Drive, Hermitage, TN 37076

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singulanumber shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness Our hand on the 30th day of October, 2009.

Jamie Tate

Kathryn Tate

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JAMIE TATE AND KATHRYN TATE, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of October, 2009.

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

09-03283 PRYOR CIP

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 370, SECTION 3, HIGHLANDS OF TULIP GROVE, as shown on plat of record in Plat Book 4675, Page 140, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Constine G. Jenkins to Jamie Tate as recorded on the 15th day of March, 2006 in Instrument No. 20060315-0029922 and Warranty Deed from James C. Belue and wife, Debra L. Belue to Constine G. Jenkins, married as recorded on the 28th day of September, 1999 in Deed Book 11678, Page 725, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 3, HIGHLANDS OF TULIP GROVE, as recorded in Plat Book 4675, Page(s) 140, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Deed Book 4793, Page 157, Deed Book 4849, Page 767, Deed Book 5020, Page 58, Deed Book 5028, Page 357, Deed Book 5545, Page 321 and Deed Book 6017, Page 179 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Property taxes for the current year.