RETURN TO:
First National Financial Title Svcs
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37027 N16225

BILL GARRETT, Davidson County
Trans:T20090080913 DEEDWARR
Recvd: 12/01/09 09:22 3 pgs
Fees:18.00 Taxes:960.15
20091201-0109634

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $259,500.00

Pamela Dunlap
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF October, 2009

Jerry R. Slater
NOTARY PUBLIC

My Commission expires: 8/20/2013

JERRY R. SLATER STATE OF TENNESSEE NOTARY PUBLIC HERFORD COUNTY

THIS INSTRUMENT PREPARED BY
GREENVUE TITLE & ESCROW, LLC 2207 CRESTMOOR ROAD, SUITE 101, NASHVILLE, TN 37215

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
ANDRE C. SURRATT AND JENNY M. SURRATT	NEW OWNER	155-8-C-26400CO
(NAME)	(NAME)	
6753 AUTUMNWOOD DRIVE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles L. Hinton and wife, Maria E. Morales**, hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **Andre C. Surratt and wife, Jenny M. Surratt**, hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 24, on the FINAL PLAT OF POPLAR CREEK ESTATES, PHASE IV, SUBDIVISION, A PLANNED UNIT DEVELOPMENT, of record in Plat Book 9700, Page 195, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles L. Hinton by deed from Landmark Management Corp., dated Nov. 25, 1997, of record in Book 10709, Page 225, Register's Office for Davidson County, Tennessee.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Poplar Creek Estates, Phase IV, Subdivision, A Planned Unit Development, as said areas are set forth and defined in Restrictions of record in Book 9472, Page 824 and Charter of record in Book 7120, Page 125, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as **6753 Autumnwood Drive, Nashville, TN 37221.**

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, forever. We covenant with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 16th day of October, 2009.

Charles L. Hinton

Maria Morales Hinton

Maria E. Morales
Charles Hinton Attorney In Fact

LAUREN SCHICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2013

ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Charles L. Hinton, the bargainor, with whom I am personally acquainted (or proved to me in 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 office this 16th day of OCTOBER, 2009.

My Commission expires:
September 8, 2013

Notary Public

Acknowledgment for Person Signing under Power of Attorney [TCA § 66-22-107(c)]

State of Tennessee
County of Davidson

On this 16th day of Oct., 2009 before me personally appeared Charles L. Hinton, 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 Maria E. Morales and who acknowledged that she executed the same as the free act and deed.

My Commission expires:
September 8, 2013

Notary Public

