(1)

This Instrument Prepared By:

Harpeth Title, LLC
109 West Park Drive, Suite 150
Brentwood, TN 37027
File No. H090749

Send Tax Bills To:
Regions Bank
2050 Parkway Office Circle
Birmingham, AL 35244

BILL GARRETT, Davidson County
Trans:T20090086396 DEEDWARR
Recvd: 12/23/09 13:05 2 pgs
Fees:13.00 Taxes:595.70
20091223-0116814

New Owner is:
Austin Hale
Erin Hale
1014 Loxley Drive
Nashville, TN 37211

MAP: 173-09-0A

PARCEL: 315.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Timothy J. Doulin, an unmarried man**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Austin Hale and wife Erin Hale**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 251 on the Plan of Lenox Village, Phase Four, of record in Instrument No. 20040806-0094784, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Timothy J. Doulin, an unmarried man, by Warranty Deed from Kathleen A. Stanley and husband, Robert Lester Armstrong, dated 8-10-07 and recorded 8-14-07 in Instrument No. 20070814-0097167, in the Register's Office of Davidson County, Tennessee.

Subject to all matters shown on plat of record in Instrument No. 20040806-0094784; Master Deed Restrictions of record in Instrument No. 20020315-0032825; Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20020315-0032826; Charter in Instrument No. 20020412-0045831; Stormwater Detention Agreement in Instrument No. 20020408-0042676; and Restrictive Covenant for Detached Structure of record in Instrument No. 20041228-0152916, in the Register's Office of Davidson County, Tennessee.

Improved property known as: **1014 Loxley Drive, Nashville, TN 37211**

SD

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 22nd day of December, 2009.

GRANTOR(S):

TIMOTHY J. DOULIN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **TIMOTHY J. DOULIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 22nd day of December, 2009.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

NOTARY PUBLIC

My Commission Expires: 7-29-13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$161,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 22nd day of December, 2009.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

NOTARY PUBLIC

My commission expires: 7-29-13