Prepared by and return to:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20090086882 DEEDWARR
Recvd: 12/28/09 15:46 2 pgs
Fees: 13.00 Taxes: 116.55
20091228-0117606

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $31,500.00

Bonnie Curry
Affiant

Subscribed and sworn to before me, this 21st day of December, 2009.

Karen McCalla
Notary Public
My commission expires: 5-31-11

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

02-0912-46815

Address of New Owner:	Send Tax Bills to:	Tax Information
Benjamin Coman 323 Forest Park Road #1-9 Madison TN 37115	NEW OWNER	43-13-0-A-009

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ron Hatchett and wife, Stephanie Hatchett, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Benjamin Coman and wife, Violica Coman, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Building No. 1, Unit No. 9, on the Plan of Robin Hood Condominiums, of record in Book 5200, page 124, created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5388, Page 524, Book 6569, Page 149, and in Book 11399, Page 6, Register's Office for said County, Page 124, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ron Hatchett and wife, Stephanie Hatchett by deed from Virgil Wood, dated August 26, 2005, recorded August 29, 2005, of record in Instrument Number 20050829-0103256, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 323 Forest Park Road #1-9, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 21st day of December, 2009.

Ron Hatchett

Stephanie Hatchett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ron Hatchett and Stephanie Hatchett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 21st day of December, 2009.

Karen McCalla

State of Tennessee at Large

My Commission expires 5-31-11

KAREN McCALLA
NOTARY PUBLIC
WILLIAMSON COUNTY, TN