THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

BILL GARRETT, Davidson County
Trans:T20100008172 DEEDWARR
Recvd: 02/10/10 08:45 3 pgs
Fees:18.00 Taxes:1665.00
20100210-0010301

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF FEBRUARY, 2010.

Notary Public

My commission expires: 3/20/10

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Name and Address of New Owner:

Matthew W. and Vicki B. Hill
4403 Sunnybrook Drive
Nashville, TN 37205

Send Tax Bills To:

Same as new owner

Street Address of Subject Property:

4403 Sunnybrook Drive
Nashville, TN 37205

Map and Parcel:

130-3-112.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CARPENTER CONSTRUCTION, INC.,** a Tennessee corporation, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto **MATTHEW W. HILL and wife, VICKI B. HILL,** hereinafter called "**GRANTEES,**" their heirs and assigns, a certain

tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of Royal Oaks Veevers Addition of record in Plat Book 2083, page 13, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Said Lot No. 2 fronts 100 feet on the westerly side of Sunnybrook Drive and runs back 493.78 feet on the northerly line and 495.23 feet on the southerly line, to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Carpenter Construction, Inc. by Warranty Deed from Loren Cioffi Brady, married, f/k/a Loren Cioffi, of record as Instrument No. 20080402-0033150 in the Register's Office for Davidson County, Tennessee.

This is ~~improved~~ unimproved property known as 4403 Sunnybrook Drive, Nashville, TN 37205.

The conveyance of the above described parcel of land is subject to:

1. Metropolitan Nashville/Davidson County taxes for the year 2010 which have been prorated between the parties and assumed by Grantees;

2. Matters shown on plan of record in Plat Book 2083, page 13, in the Register's Office for Davidson County, Tennessee; and

3. Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, for plumbing services of record in Book 8808, page 790, in said Register's Office.

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 and assigns, forever; and Grantor does covenant with the said Grantees 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 herein set out; and Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the 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 its hand this 5th day of February, 2010.

CARPENTER CONSTRUCTION, INC.

BY: _____, Pres.

Paul R. Carpenter, President

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, Paul R. Carpenter, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of CARPENTER CONSTRUCTION, INC., a Tennessee corporation, the within named maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office, the day and year first above written.

NOTARY PUBLIC

My commission expires:_____

RUBYE RAINEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC
Rubye Rainey
My Commission Expires
March 12, 2011
STATE OF TENNESSEE

F:\rubye\wd carpenter to hill 4403 sunnybrook.doc