WARRANTY DEED

M. TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires January 29, 2013

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 10,000.00

Holley Vallee
Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 14th DAY OF April, 2010

Notary Public

MY COMMISSION EXPIRES:

(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 260 W. Main Street, STE 215, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew R Vallee and Holley L Vallee	SAME AS NEW OWNER	43-4A-2.00
631 Keeton Ave		
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE, ***Rhoten Development Company, Inc.*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Andrew R Vallee and wife Holley L Vallee*** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property being known as 627 Keeton Avenue Old Hickory TN 37138 and being described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 2, on the Final Plat of Cluster Lot Subdivision, River Landing, Section I, Phase I, formerly known as Windstar Estates, Section I, Phase I, as shown by plat appearing of record in Instrument No. 20060728-0091763, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Rhoten Development Company, Inc. by Substitute Trustees Deed from Bobby D Davis, Trustee dated 9/4/08 and filed for record on 9/4/09 of record in Inst. No. 200909040083331, said Register's Office for said County.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is: Unimproved (x)
Improved ( ) Property, known as **627 Keeton Avenue, Old Hickory, TN 37138** and is sold "as is", no building permit is warranted or guaranteed.
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land 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 our hands this 14th day of April, 2010.

Rhoten Development Company, Inc.
By: _____
Charles E. Rhoten, President

BILL GARRETT, Davidson County
Trans:T20100022540 DEEDWARR
Recvd: 04/16/10 08:57 2 pgs
Fees:13.00 Taxes:37.00
20100416-0028622

STATE OF TENNESSEE
COUNTY OF _____

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

Witness my hand and official seal this 14th day of April, 2010.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared CHARLES E. RHOTEN with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President of the said Rhoten Development Company, Inc., the within named bargainor, and corporation, and that he as such President, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Charles E. Rhoten as such President.

Witness my hand and official seal at office at Hendersonville, Tennessee on this the 14th day of April, 2010.

My commission expires:_____ _____
Notary Public

M. TODD CATHEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires January 29, 2013

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, _____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, on this the _____day of _____, _____.

My commission expires:_____ _____
Notary Public