THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
5764 Old Hickory Boulevard
Ste. B
Hermitage, TN 37076
File No. 10-2644

BILL GARRETT, Davidson County
Trans:T20100023023 DEEDWARR
Recvd: 04/19/10 12:31 2 pgs
Fees:13.00 Taxes:671.18
20100419-0029276

Property Address: **600 Frankfurt Drive**
Hermitage, TN 37076

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **William Garry Green,** hereinafter referred to as "Grantor", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Larry Barnes and wife, Missy Barnes,** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Hermitage, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County Tennessee being Lot No. 312, on the plan of Tulip Grove, Section Five, filed of record in Plat Book 4175, Page 71, Register's office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to William Garry Green by Quitclaim Deed dated March 14, 2008 from Dorothy Roberta Green, and filed of record in Instrument No. 20080410-0036578, Register's Office for Davidson County, Tennessee.

This is improved property also known as 600 Frankfort Drive, Hermitage, TN 37076.

THIS CONVEYANCE IS SUBJECT TO: Restrictive Covenants of record in Book 4349, Page 112; any and all matters on file of record in Plat Book 4175, Page 71; all easements, rights-of-way, protective covenants and mineral reservations of record, if any; all in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2009 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantors, or [X] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantors do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $181,400.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantors' hands this 16th day of April 2010.

William Garry Green {Seal}
William Garry Green

STATE OF TENNESSEE
CITY OF NASHVILLE, COUNTY OF DAVIDSON

On this the 16th day of April 2010, before me the undersigned officer, personally appeared William Garry Green, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and he acknowledged that he executed same as his free act and deed.

Notary Public

My Commission Expires:

ROBBIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $ 181,400.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th day of April 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBBIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

SEND TAX STATEMENTS TO:

PRIMARY RESIDENTIAL
~~NEW OWNER~~
4750 West Wiley Post Way
Ste 200
Salt Lake City, Utah
84116

ADDRESS OF NEW OWNER:

1109 Chickadee Circle
Hermitage, TN 37076

Map & Parcel:
75-04-0-079.00