BILL GARRETT, Davidson County
Trans:T20100030647 DEEDWARR
Recvd: 05/21/10 08:37 2 pgs
Fees:13.00 Taxes:869.50
20100521-0039208

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-0263

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE , WHICHEVER IS GREATER, FOR THIS TRANSFER IS
235,000.00

Affiant

JOSHUA A. TERRY NOTARY PUBLIC AT LARGE My Comm. Expires Feb. 20, 2012 WILLIAMSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE14th day of May, 2010

Notary Public
Commission Expires:

ADDRESS OF NEW OWNER:
Timothy Hudnut
2109 Tinnin Road
Goodlettsville, TN 37072

SEND TAX BILLS TO:
PrimeLending
1811 Preston Rd., Ste. 900
Dallas, TX 75252

MAP & PARCEL
007-00-0-202.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Stephen Flatt, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

Timothy Hudnut, a single man

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:

TINNIN ROAD ESTATES - TRACT #9 - BEING located in the 2nd Civil District, Davidson County, Tennessee, on the west side of Tinnin Road, and being a portion of the property of record in Deed Book 11399, Page 110, Register's Office for Davidson County, Tennessee. See Tax Map 7, Parcel 078, Tax Assessor's Office, Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the west margin of Tinnin Road, same being the southeast corner of this tract and the easternmost northeast corner of Tract #8 of Tinnin Road Estates (5.01 acres as per survey of same date), also being 491.54 feet north of the northeast corner of Clarence Ashburn as you measure along said margin; thence leaving road with line of said Tract #8 South 86 degrees 43 minutes 11 seconds West 225.00 feet to an iron rod; thence North 84 degrees 37 minutes 42 seconds West 444.60 feet to an iron rod: thence North 05 degrees 22 minutes 18 seconds East 346.51 feet to an iron rod; thence with line of Tract #10 of Tinnin Road Estates (5.01 acres as per survey of same date) South 84 degrees 37 minutes 42 seconds East 611.65 feet to an iron rod in the west margin of Tinnin Road; thence with said margin South

04 degrees 01 minute 01 second East 233.15 feet to a point, same being a point of curvature of a curve proceeding counter-clockwise, having a deflection angle of 04 degrees 56 minutes 19 seconds, a radius of 979.93 feet, a tangent length of 42.26 feet, and a chord of South 06 degrees 29 minutes 10 seconds East 84.44 feet; thence along said curve an arc length of 84.47 feet to the point of beginning containing 5.01 acres more or less by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated June 6, 2001.

Being the same property conveyed to Stephen Flatt, a married man, by QuitClaim Deed, from Stephen Flatt and wife, Kristy Warren-Flatt, of record in Instrument # 20070404-0040481, Register's Office for Davidson County, Tennessee, dated March 19, 2007 and recorded April 4, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2109 Tinnin Road Goodlettsville TN 37072.

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 we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Stephen Flatt 5/14/10
Stephen Flatt

5/14/2010

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen Flatt + Amanda Flatt, 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 at Brentwood, Tennessee this 14th day of May, 2010.

Notary Public
Commission Expires:

JOSHUA A. TERRY
NOTARY PUBLIC AT LARGE
My Comm. Expires Feb. 20, 2012
WILLIAMSON COUNTY, TENN.