Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100037318 DEEDWARR
Recvd: 06/18/10 15:05 2 pgs
Fees:13.00 Taxes:703.00
20100618-0047811

State of Tennessee)
County of Williamson)

G#4565-2

The actual consideration or value, whichever is greater, for this transfer is **$190,000.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of June, 2010.

Notary Public

My commission expires: May 8, 2013

(AFFIX SEAL)

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Andrew Terrell and Daniel Terrell	Andrew Terrell	**Map 118-02-0 Parcel 069.00**
801A Inverness Avenue	1114 Belvedere Dr	
Nashville, TN 37204	Nash TN 37204	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

William R. Hostettler, married

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Terrell and Daniel Terrell, both unmarried, as joint tenants with right of survivorship

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:

LAND in Davidson County, Tennessee, being the easterly 40 feet of Lot No. 1 on the Plan of R. A. Coleman's Subdivision of certain lots in the Thornton Tract, of record in Plat Book 547, page 108, Register's Office for Davidson County, Tennessee, described as follows:

SAID part of Lot No. 1 fronts 40 feet on the southerly side of Inverness, formerly Thornton Avenue, and runs back between parallel lines 281 feet to the northerly line of the Berry Land.

BEING the same property conveyed to William R. Hostettler, by Warranty Deed dated December 3, 2007, from Sidney Schatten, George DeZevallos, Vick Lawrence, Co-Trustees of the Testamentary Trust created by the Last Will and Testament of Emanuel Schatten, as to a 35.5% undivided interest, Judith Ruskin, as to a 29.0% undivided interest, and David E. Cypress, Marvin C. Cypress and Laurence L. Cypress, as to a 35.5% undivided interest, of record in Instrument No. 20071210-0142205, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to an Easement Agreement of record in Instrument No. 20071211-0142913, said Register's office; and further subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR OR HIS SPOUSE.

This is improved (_X_) unimproved (____) property, known as: **801A Inverness Avenue, Nashville, TN 37204** .

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 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 my/our hand(s) this **14th** day of **June, 2010.**

William R. Hostettler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **William R. Hostettler,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **June, 2010.**

Katherine Goodson
Notary Public

My Commission Expires: 5-02-2011

