RECORD AND RETURN TO: Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20100038877 DEEDWARR
Recvd: 06/25/10 13:35 2 pgs
Fees:13.00 Taxes:1054.50
20100625-0049844

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 10040399

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $285,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of June 2010.

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County

Notary Public
My Commission Expires: 11/22/10

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benjamin Kingorn and Cheyanne Mahoney 909 Woodmont Blvd Nashville TN 37204	Bank of America, N.A. 801 Crescent Center Drive #510 Franklin, TN 37067	Tax Parcel ID No. 11809022900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anthony Followill, an unmarried man,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cheyanne Mahoney, unmarried, and Benjamin Kinghorn, unmarried, as joint tenants with right of survivorship,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 (also referred to as Lot No. 2-N on previous deeds of record) on the Map of First Addition to Woodmont Boulevard, Section of Marengo Park, as of record in Book 974, page 83, Register's Office for Davidson County, Tennessee. Said Lot No. 2 fronts 75 feet on the southerly side of Woodmont Boulevard and runs back between lines 153 feet on the easterly side and 215.8 feet on the westerly side to the center of a 20 foot easement for utilities on which it measures 95 feet.

Being the same property conveyed to Anthony Followill, unmarried by Warranty Deed from David M. Hannah and wife, Nicole F. Hannah, recorded on the 4th day of April, 2008 in Instrument No. 20080404-0034420, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF FIRST ADDITION TO WOODMONT BOULEVARD, SECTION OF MARENGO PARK, as recorded in Plat Book 974, Page(s) 83, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 909 Woodmont Blvd Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this .

Anthony Followill by J. Michael Morgan attorney-in-fact

Anthony Followill
By J. Michael Morgan, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. Michael Morgan,** 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 **Attorney-in-fact for Anthony Followill,** and is authorized to execute this instrument.

Witness my hand, at office, this 22nd day of June 2010.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County