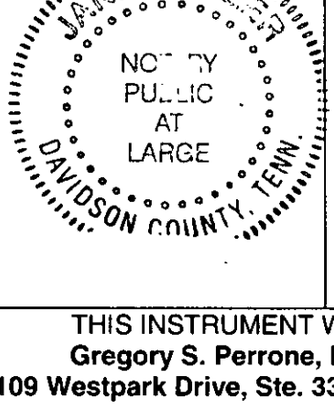
	**State of Tennessee** **County of Williamson** **The actual consideration or value, whichever is greater, for this transfer is $187,500.00.** **Affiant** **Subscribed and sworn to before me, this the 6th day of August, 2010.** **Notary Public** **My commission expires: 9/25/10** **(AFFIX SEAL)**

Please Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Derek Berner	same address as	161-10-0B-202.00CO
5245 Village Way	new owner	
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

James Ronald Hodges and Margaret Derden Hodges and Co-Trustees of The Hodges Family Revocable Living Trust

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

Derek Berner and Leslie Berner , husband and wife

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, Tennessee, being Lot No. 48 on the plan of Villages of Brentwood, Phase Eleven, of record in Plat Book 9700, Page 949, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof..

Being the same property conveyed to James Ronald Hodges and Margaret Derden Hodges, Co-Trustees of The Hodges Family Revocable Living Trust by deed from Matthew Cole Hodges and wife, Ashley P. Hodges of record in Instrument No. 20100326-0022564, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2010 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as 5245 Village Way, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 6th day of August, 2010.

BILL GARRETT, Davidson County
Trans:T20100051175 DEEDWARR
Recvd: 08/18/10 08:15 2 pgs
Fees:13.00 Taxes:693.75
20100818-0065104

The Hodges Family Revocable Living Trust

James Ronald Hodges Co-Trustee

BY: James Ronald Hodges, Co-Trustee

Margaret Derden Hodges, Co-Trustee

BY: Margaret Derden Hodges, Co-Trustee

STATE OF TN)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared of James Ronald Hodges and Margaret Derden Hodges, Co-Trustees, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged themselves to be the Co-Trustees of The Hodges Family Revocable Living Trust, the within bargainor, and Trust, and that they as such Co-Trustees being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by the said James Ronald Hodges and Margaret Derden Hodges as Co-Trustees.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 6th day of August, 2010.

Notary Public

My Commission Expires: 11-7-2011

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY