WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100070643 DEEDWARR
Recvd: 11/08/10 09:34 2 pgs
Fees:13.00 Taxes:647.50
20101108-0089263

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $175,000.00. Diana Austen
Affiant

Subscribed and sworn to before me, this the 26th day of October, 2010. Katherine Goodson
Notary Public

My commission expires: May 12, 2011
(AFFIX SEAL)

KATHERINE GOODSON 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
Kyle Jay Walden **Rachel Renee Pittard**	Franklin American	**Map 098-05-0-A Parcel 039.00co**
605 Hallbrook Court	Ste 400 501 Corporate Ctr Dr	
Hermitage, Tennessee 37076	Franklin, TN 37067	

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, WE,

Austen Clark, an unmarried woman, and Adam Tully, an unmarried man

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

Kyle Jay Walden, an unmarried man, as to an undivided 50% interest, and Rachel Renee Pittard, an unmarried woman, as to an undivided 50% interest, 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 Lot No. 152 on the Plan of Hampton Hall, a Planned Unit Development, Section 1, of record in Book 9700, Page 290 and 291, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Austen Clark, an unmarried woman, as to an undivided 50% interest and Adam Tully, an unmarried man as to an undivided 50% interest, as joint tenants with rights of survivorship by Deed from Perry Simonson and wife, E'lyn Johnson-Simonson, of record in Instrument No. 20090702-0061593, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Austen Clark and Adam Tully, pursuant to a Power of Attorney executed by same on the 22nd day of October, 2010, of record in Instrument No. 20101108 0089262, Register's Office for Davidson County, Tennessee.

THIS conveyance is 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 Grantee(s) herein.

This is improved (X) Unimproved ( ) property, known as **605 Hallbrook Court, Hermitage, Tennessee 37076**

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 **26th** day of **October, 2010.**

Austen Clark by Diana Aubin, attorney-in-fact

Austen Clark by Diana Aubin, attorney-in-fact

Adam Tully by Diana Aubin, attorney-in-fact

Adam Tully by Diana Aubin, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Diana Aubin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for Austen Clark and Adam Tully, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Austen Clark and Adam Tully for the purpose therein contained, by signing the name of Austen Clark and Adam Tully by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of October, 2010.

Katherine Goodson
Notary Public
My commission expires: May 2, 2011

