BILL GARRETT, Davidson County
Trans:T20100073546 DEEDWARR
Recvd: 11/19/10 13:23 2 pgs
Fees:13.00 Taxes:351.50
20101119-0092736

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-0161H

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$95,000.00**

JULIA A. HIRT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of November, 2010

Notary Public
Commission Expires: 9.17.2011

ADDRESS OF NEW OWNER:
Barry Eugene Wilson
110 Hiller Drive
Old Hickory TN 37138

SEND TAX BILLS TO:
Owner

MAP & PARCEL
Map 043-04-0
Parcel 013.00

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, WE,

Hunley Homes, Inc., a Tennessee Corporation

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

Barry Eugene Wilson, unmarried

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 32 on the Plan of Swinging Bridge Heights, and filed of record in Plat Book 2854, page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Hunley Homes, Inc. by Warranty Deed dated September 10, 2010 from Reba Vaughan Smalling, Troy Smalling, Kimberly Raye Smalling Goodwin, Jason Matthew Smalling, Rabon Lee Smalling and Candace Dawn Smalling Dimaggio, and filed in Instrument No. 20100928-0077097, in the Register's Office of Davidson County, Tennessee. Said property previously conveyed to Reba Vaughan Smalling and husband, Rabon Young Smalling, a life estate, with remainder interest in the children of the said Reba Vaughan Smalling, by Quitclaim Deed dated June 26, 1973 from Kentucky-Tennessee Conference Association of Seventh-Day Adventists, Inc., and recorded in Book 4722, page 768, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: Real Property taxes for the year 2011 and subsequent years; Subject to all matters as set forth per Plat Book 2854, Page 114; all in the Register's Office for Davidson County.

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: 110 Hiller Drive Old Hickory TN 37138.

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 we so covenant with the said GRANTEE 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 successors and or our assigns, 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of November 2010

Hunley Homes, Inc.

John McVoy, Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned notary public, of the sate and county aforesaid, personally appeared **John McVoy**, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the Member of Hunley Homes, Inc., the within named bargainor, a **Tennessee Corporation**, and that he as such **Member**, as duly authorized, he executed the foregoing instrument for the purposes therein contained, by signing the name of the **Corporation** by himself as **Member**.

Witness my hand and official seal at Hermitage, Tennessee this 15th day of November, 2010.

Notary Public
Commission Expires:

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2014