BILL GARRETT, Davidson County
Trans:T20110011914 DEEDWARR
Recvd: 02/28/11 11:10 2 pgs
Fees:13.00 Taxes:259.00
20110228-0015871

This instrument prepared by: Fearnley & Califf, PLLC - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 24th day of February, 2011, by and between Elizabeth M Hunter and Thomas E Hunter, a married couple, party of the first part, and Robert V Lopinski and Jennifer R Lopinski, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 559, on the plan of Edge O Lake Estates, of record in Plat Book 4175, Page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Elizabeth M. Hunter and Thomas E. Hunter, by virtue of that certain Warranty Deed dated November 15, 2002, at Instrument No. 20021223-0158099 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2011 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Elizabeth M Hunter by Thos E Hunter Attorney in Fact

Elizabeth M Hunter, by Thomas E Hunter Attorney In Fact

Thos E Hunter

Thomas E Hunter

State of Tennessee; County of Davidson

On this 24th day of February, 2011, before me personally appeared Thomas E Hunter, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Elizabeth M Hunter and acknowledged that he/she executed the same as the free act and deed of the said Elizabeth M Hunter.

WITNESS my hand, at office, this 24th day of February, 2011.

My Commission Expires:09/08/13

Memorie White
Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, ~~Elizabeth M Hunter and~~ MW Thomas E Hunter MW, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that (he)/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of February, 2011.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Robert V Lopinski and Jennifer R Lopinski
216 Sailboat Dr
Nashville, TN 37217

Tax Parcel No 13516005500

Property Address: 216 Sailboat Drive
Nashville, TN 37217

MAIL TAX BILLS TO: owners at property address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $70,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Patricia C. Whittle
AFFIANT

SUBSCRIBED AND SWORN TO before me this 24th day of February, 2011.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY