6

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is **$178,300.00** Affiant Subscribed and sworn to before me this 25th day of February, 2011. Notary Public My commission expires: 5/6/13

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20110012225 DEEDWARR
Recvd: 03/01/11 10:50 2 pgs
Fees:13.00 Taxes:659.71
20110301-0016339

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James A. Turnington **Meghan L. Turnington**	**Pinnacle National Bank**	**Map\Parcel: 062-02-0-B-195.00CO**
4572 Hawthorn Drive	**150 3rd Avenue South, Suite**	**900**
Nashville, TN 37214	**Nashville, TN 37201**	

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,

Ted Grignon and Andrea Grignon, husband and wife,

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

James A. Turnington and Meghan L. Turnington, 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 County, Tennessee, being Lot No. 139 on the Plan of Abbington Park, a Planned Unit Development, Phase One, Section Five, of record in Instrument No. 20060113-0005368, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Ted Grignon and Andrea Maltese by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, dated August 25, 2006, of record in Instrument No. 20060829-0106398, Register's Office for Davidson County, Tennessee. Andrea Maltese having since married and is now known as Andrea Grignon.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20060113-0005368, Register's Office for DAVIDSON County, Tennessee. Restrictive covenants contained in an instrument of record in Instrument No. 20010402-0031520 and amended in Instrument No. 20030213-0020075, Instrument No. 20040401-0036605, Instrument No. 20040401-0036606, Instrument No. 20040518-0058461, Instrument No. 20050201-0011849 and Instrument No. 20060202-0012846, Register's Office for DAVIDSON County, Tennessee. By-Laws of record in Instrument No. 20030303-0027406, Register's Office for DAVIDSON County, Tennessee. Transmission Line Easement of record in Book 1163, Page 341, Register's Office for DAVIDSON County, Tennessee. Flowage Easement to USA of record in Book 2242, Page 513, Register's Office for DAVIDSON County, Tennessee. Storm Water Detention Agreement of record in Instrument No. 200310109-0004246 and Instrument No. 20030508-0061633, Register's Office for DAVIDSON County, Tennessee. Charter for Homeowners Association of record in Instrument No. 20030303-0027405, Register's Office for DAVIDSON County, Tennessee. Deed of Conveyance of record in Book 8377, Page 820, Register's Office for DAVIDSON County, Tennessee. Easement for Ingress and Egress of record in Book 1198, Page 525, Register's Office for DAVIDSON County, Tennessee. Sewer Line Access and Landscape Easement of record in Instrument No. 20000720-0071648, Register's Office for DAVIDSON County, Tennessee.

Sign Easement of record in Instrument No. 20040630-0077518, Register's Office for DAVIDSON County, Tennessee. Subject to the flow of any stream across the subject property. Any and all visible easements lying on or across the property. Subject to rights of others in and to common areas / elements. Subject to lien for special assessment contained in DCCR's / Master Deed. Subject to HOA dues, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is **improved (X)** unimproved (____) property known as **4572 Hawthorn Drive, Nashville, TN 37214**.

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 25th day of February, 2011.

Ted Grignon

Andrea Grignon

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Ted Grignon and Andrea Grignon , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of February, 2011.

Notary Public

My Commission Expires: 5-26-2013

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **110095KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027