Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110023855 DEEDWARR
Recvd: 04/25/11 09:55 2 pgs
Fees:13.00 Taxes:703.00
20110425-0031124

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Garret M. Blunier
4236 Rachel Donelson Pass
Hermitage, TN 37076

MORTGAGEE
Greentree Mortgage Company
10000 Lincoln Dr. West, Ste. 5
Marlton, NJ 08053

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 075-11-0-A
PARCEL 103.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Michael Paul Hartlein and wife, Shannon Nicole Hartlein,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Garret M. Blunier and Michael A. Blunier,** 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:

Being Lot No. 129, on the Plan of First Revision, Phase Four - A, Heritage Meadows, of record in Instrument No. 20020123-0009310, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Michael Paul Hartlein and wife, Shannon Nicole Hartlein by Warranty Deed from Frank Batson Homes, Inc., dated September 29, 2003 and filed of record in Instrument No. 20031001-0145135, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 10337, Page 103, Instrument No. 20020624-0075432; Charter of record in Book 11114, Page 771; Quitclaim Deed for Open Space of record in Instrument No. 20090115-0003847; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 20020123-0009310, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **4236 Rachel Donelson Pass Hermitage, TN 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, their heirs and assigns, forever; and we do covenant with 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 our hands this 12th day of April, 2011.

Michael Paul Hartlein

Shannon Nicole Hartlein

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michael Paul Hartlein and wife, Shannon Nicole Hartlein, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of April, 2011.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

My Commission Expires: 1.6.14

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $190,000.00.

AFFIANT

Subscribed and sworn to before me this 12th day of April, 2011.

NOTARY PUBLIC

MELISSA J. BUTCHKO TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Comm. Expires August 20, 2014

My Commission Expires: 8.20.14