WARRANTY DEED

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $267,000.00

Tracie D Hoss
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF APRIL, 2011.

Michelle W. Locke
NOTARY PUBLIC

MY COMMISSION EXPIRES 10/20/2013

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 11-03887 HILLIN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
John T. Hillin and Kelly F. Hillin	same	180 040 A 06500 CO
2058 Sherbrooke Lane		
Nashville, TN 37211		

Davidson County DEEDWARR
Recvd: 04/29/11 11:02 4 pgs
Fees:23.00 Taxes:987.90
20110429-0032871

FOR AND 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,

DAVID A. PATTON, AND WIFE, PAIGE PATTON AND WILLIAM P. PATTON SR., A MARRIED MAN,*

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

JOHN T. HILLIN AND KELLY F. HILLIN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot 76, REVISION ONE, SECTION THREE HIGHLAND CREEK, as shown on plat of record in Instrument No. 20030716-0099524, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David A. Patton, an unmarried person and William P. Patton, Sr., a married man, as joint tenants with right of survivorship by Warranty Deed from Harris Homes LLC, a Delaware limited liability company, recorded on the 20th day of May, 2004 in Instrument No. 20040520-0059373, in the Register's Office of Davidson County, Tennessee.

*WILLIAM P. PATTON SR.'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT AND NEVER HAS BEEN THE PRINCIPLE RESIDENCE OF WILLIAM P. PATTON SR. AND/OR HIS SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

(A) County of Davidson taxes for the year 2011 and thereafter, not yet due and payable. (B) Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. (C) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISION ONE, SECTION THREE HIGHLAND CREEK, as recorded in Instrument No. 20030716-0099524 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604©). (D) Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Book 11568, Page 311, supplemented at Instrument No. 200004130037474 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).(E) Terms and provisions of by-Laws of Highland Creek Homeowners Association, Inc. recorded in Book 11568, Page 301. (F) Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 10569, Page 732 and Book 10419, Page 504. (G) Easement recorded in Book 5266, Page 40. (H) Stormwater Detention Agreement recorded in Book 11338, Page 738. (I) Quitclaim Deed for common areas in favor of Highland Creek Homeowners Association, Inc. recorded at Instrument No. 20031014-0151693. (J) Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof. (K) Property taxes for the current year.

This is improved property known as 2058 Sherbrooke Lane, Nashville, TN 37211

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 28th day of April, 2011.

David A. Patton

Page Patton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, DAVID A. PATTON AND PAGE PATTON, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of April, 2011.

Notary Public

My Commission Expires:

CHAD I PEARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

Witness our hand on the 28th day of April, 2011.

William P. Patton Sr.

William P. Patton Sr.

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, WILLIAM P. PATTON SR., the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of April, 2011.

Notary Public

My Commission Expires:

CHAD T. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

I, M. T. Taylor, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

M. T. TAYLOR, JR.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Tracie D. Hoss, a notary public for this county and state, M. T. Taylor, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracie D. Hoss
NOTARY PUBLIC

My Commission Expires: 03-04-15

TRACIE D. HOSS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON