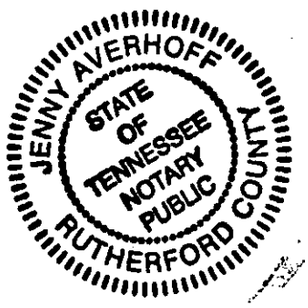
RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215



|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$347,000.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|5th DAY OF May, 2011.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110028081 DEEDWARR
Recvd: 05/11/11 10:38 2 pgs
Fees:13.00 Taxes:1283.90
20110511-0036119

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia L. Zimmerman and Kathy J. Felts 5403 Hearthstone Lane Brentwood, TN 37027	New owner	Map 160110A06900CO Parcel

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,

Bradley D. Bush and wife, Shana K. Bush

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Kathy J. Felts, an unmarried person and Patricia L. Zimmerman, an unmarried person, Joint tenants with Rights of Survivorship

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. 69 on the Plan of Hemmingwood, Phases II, III, and IV, of record in Book 6900, Page 7 and 8, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bradley D. Bush and wife, Shana K. Bush by Deed from Richard W. Kellams, unmarried and Susan R. Kellams, unmarried dated February 21, 2002 of record in Instrument Number 20020225-0023720, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 6900, Page 7 and 8, Register's Office for Davidson County, Tennessee.
2) Property is subject to Plan of Hemmingwood, Phases II, III, and IV, HOA Charter Amended of record in Book 7496, Page 163, HOA Restated Charter in Book 8762, Page 169, Register's Office for County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 6730, Page 329, Book 6925, Page 268, Book 6892, Page 540, Book 6948, Page 268, Book 7474, Page 205, Register's Office for Davidson County, Tennessee.
4) Property is subject to easement for ingress/egress to Hemmingwood HOA in Book 7310, Page 777, said Register's Office.
5) Property is subject to easement for Sewer/Storm Drainage to Metro Government in Book 10170, Page 584, said Register's Office.
6) 2011 taxes and subsequent years.
7) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **5403 Hearthstone Lane, Brentwood, TN 37027 a/k/a 210 Ashington Court, Brentwood, TN 37027**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 hand(s) this 5th day of May, 2011.

Bradley D. Bush

Shana K. Bush

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Bradley D. Bush and wife, Shana K. Bush, with whom I am personally acquainted, (or who 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, at office, this 5th day of May, 2011.

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076