WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

Subscribed and sworn to before me, this 16th day of May, 2011

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron P. Hetrick	New Owner	145-02-0
(NAME)	(NAME)	(MAP)
1603 Tyne Blvd.		023.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, William Marsh Executor of Estate of Rose S. Kennon, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Aaron P. Hetrick and Julija Petrova, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 3, on the Plan of Apline Estates, of record in Book 3106, page 142, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Emmett N. Kennon, Jr. and wife, Rose S. Kennon, by deed dated September 13, 1967, from T. Hugh Gresham and wife, Rubye C. Gresham, of record in Book 4172, page 19, Register's Office for Davidson County, TN. The said Emmett N. Kennon, Jr. and Rose S. Kennon having since died, Emmett N. Kennon, Jr. having predeceased Rose S. Kennon.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 1603 Tyne Blvd., Nashville, Tennessee 37215

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.

BILL GARRETT, Davidson County
Trans:T20110030891 DEEDWARR
Recvd: 05/24/11 14:10 2 pgs
Fees:13.00 Taxes:1239.50
20110524-0039754

Witness my/our hand(s) this 16th day of May, 2011.

W. B. Marsh

W.B. Marsh, Executor of Estate of Rose S. Kennon

STATE OF TENNESSEE
COUNTY OF MARSHALL

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared W.B. Marsh, Executor of the Estate of Rose S. Kennon with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the person who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal at office at LEWISBURG, Tennessee, on this the 16th day of May, 2011.

Lisa P. Copeland

Notary Public

My Commission Expires: 1-30-2013

LISA P. COPELAND
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY