BILL GARRETT, Davidson County
Trans:T20110048697 DEEDWARR
Recvd: 08/09/11 11:12 2 pgs
Fees:13.00 Taxes:880.60

20110809-0061320

Record & Return To:
And
Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $238,000.00

Affiant

Subscribed and sworn to before me, this 5th day of August, 2011.

Notary Public
My commission expires: 1/9/14

STATE OF TENNESSEE NOTARY PUBLIC J. ANDREW WILEY COUNTY OF WILLIAMSON

02-1103-47321

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Hugh Hines	SouthPoint Financial Services,	181-03-0-A 258.00CO
7267 Santeelah Way	5955 Shiloh Rd E, Ste 200	
Cane Ridge TN 37013	Alpharetta, GA 30005	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert A. Brown, Jr. and wife, LaChandra Brown, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Hugh Hines and wife, Charlene M. Diaz, hereinafter called the Grantees, their successors 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 Addition to Indian Creek, Section One, Phase One, of record in Instrument No. 20060330-0035946, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert A. Brown, Jr., and wife. Lachandra Brown, by deed from First Cousins Property's, LLC, a Tennessee limited liability company, dated August 27, 2007, recorded September 5, 2007, of record in Instrument No. 20070905-0106574, said Register's Office.

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 property is improved property known as 7267 Santeelah Way, Cane Ridge, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 5th day of August, 2011.

Robert A. Brown, Jr. by Mykalynne Taylor, Attorney in Fact

LaChandra Brown by Mykalynne Taylor, Attorney in Fact

Mykalynne Taylor

Attorney in Fact

STATE OF TN
COUNTY OF WILLIAMSON

On this 5th day of August, 2011, before me personally appeared Mykalynne Taylor, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Robert A. Brown, Jr. and LaChandra Brown, and who acknowledged that s/he executed the same as the free act and deed of said Robert A. Brown, Jr. and LaChandra Brown.

WITNESS my hand, at office, this 5th day of August, 2011.

Notary Public

My commission expires: 1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON