(3) w GSKh Box 44

BILL GARRETT, Davidson County
Trans:T20110052448 DEEDWARR
Recvd: 08/25/11 11:12 2 pgs
Fees:13.00 Taxes:744.41
20110825-0065796

THIS INSTRUMENT PREPARED BY: CATHERINE H. GYWN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,192.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24TH DAY OF AUGUST, 2011. NOTARY PUBLIC MY COMMISSION EXPIRES: 1/6/14

LINDA TURNER RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Raymond Paul Hahn, Jr. Becky Ray Hahn 514 Old Towne Drive Brentwood, TN 37027	New Owner	160-16-0C-085

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kristen Cover Allred, f/k/a Kristen A. Cover, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Raymond Paul Hahn, Jr. and wife, Becky Ray Hahn**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 85 as shown on the map entitled The Terraces at Brentwood Chase, of record as Instrument No. 200011030109137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kristen A. Cover, by deed from Carrie E. Stephens, of record as Instrument No. 20040226-0022151, dated February 25, 2004, said Register's Office. The said Kristen A. Cover has since married and is now known as Kristen Cover Allred.

Colin Zachary Allred joins in the execution of this instrument to convey any interest he may have in the subject property as spouse of Kristen Cover Allred.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2011 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and

when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record as Instrument No. 20001103-0109137, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 2000012140123057, Instrument No. 20010490005975 and Instrument No. 200103280029845, said Register's Office.

4. Storm Water Detention Agreement of record as Book 11115, page 281 and Book 11115, page 286, said Register's Office.

5. Easement(s) as set out in the Warranty Deed of record as Book 7902, page 389, said Register's Office.

6. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **514 Old Towne Drive, Brentwood, TN 37027**.

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 Grantor covenants with the said Grantees that she 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 herein set out; and further covenant and bind herself, her heirs and assigns, 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 person whomsoever.

WITNESS my hand this 24th day of August, 2011.

Kristen Cover Allred by Jerry Lee Cover, Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No. 20110825-0065794, RODCT.

Colin Zachary Allred by Jerry Lee Cover, Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No. 20110825-0065795, RODCT.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Jerry Lee Cover, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of Kristen Cover Allred and Colin Zachary Allred and who acknowledged that he executed the same as the free act and deed of the said Kristen Cover Allred and Colin Zachary Allred.

Witness my hand and official seal this 24th day of August, 2011.

Notary Public

My Commission Expires: 09/03/2012

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
September 3, 2012