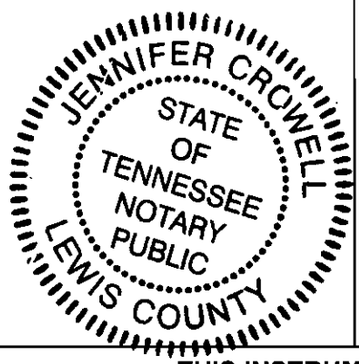
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,500.00

Hillary Torrence
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2011

Jennifer Crowell
Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Michael D. Hunnicutt	First Community Mortgage, Inc.	Parcel ID:
2825 Paddle Wheel Dr.	275 Robert Rose Dr.	062020B05000CO
Nashville, TN 37214	Murfreesboro, TN 37129	

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

Andrew D. Korzyniowski and wife, Jessica Korzyniowski

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Michael D. Hunnicutt and Cortney Hunnicutt, husband and wife
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:

BEING Lot No. 128, on the Plan of Abbington Park, Phase One, Section Two A, a Planned Unit Development of record in Instrument 20040218-0018387, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Andrew D. Korzyniowski and Jessica Korzyniowski by deed from Sirva Relocation, LLC, of record in Instrument 20070608-0069114, dated May 23, 2007, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20010402-0031520 and amended in Instrument 20030213-0020075; Instrument 20040401-0036605; Instrument 20040401-0036606; Instrument 20040518-0058461; Instrument 20050201-0011849; Instrument 20060202-0012846; and Instrument 20030303-0027406, said Register's Office.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and paid by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20040218-0018387; and (3) Transmission Line Easement of record in Book 1163, Page 341; Flowage Easement to USA of record in Book 2242, Page 513; Easement for Ingress and Egress of record in Book 1198, Page 525; Sewer Line Access and Landscape Easement of record in Instrument 20000720-0071648; and Sign Easement of record in Instrument 20040630-0077518, said Register's Office.

Power of Attorney of record in Instrument 20110926-0074268, Register's Office for said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2825 Paddle Wheel Dr., Nashville, TN 37214

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:T20110059586 DEEDWARR
Recvd: 09/26/11 13:24 2 pgs
Fees:13.00 Taxes:612.35
20110926-0074269

Witness our hands this 22nd day of September, 2011.

Andrew Korzyniowski
By Susan Korzyniowski, Attorney in Fact
Andrew D. Korzyniowski
By: Susan Korzyniowski , Attorney in Fact

Jessica Korzyniowski
By Susan Korzyniowski, Attorney in Fact
Jessica Korzyniowski
By: Susan Korzyniowski, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Susan Korzyniowski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Andrew D. Korzyniowski and Jessica Korzyniowski as their Attorney in Fact as the free act and deed of the within named Andrew D. Korzyniowski and Jessica Korzyniowski.

Witness my hand and official seal at Nashville, Tennessee the 22nd day of September, 2011.

My Commission Expires: 11/7/12

Notary Public

