# WARRANTY DEED

ET-11-2305B

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,500.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF December, 2011.

Notary Public

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James Barnhill | James Barnhill | |
| 7220 Ole Nottingham Drive (ADDRESS) | 7220 Ole Nottingham Drive (ADDRESS) | 151-10-0-A-086.00 |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Antioch, TN 37013 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MINOTAUR, INC., A TENNESSEE CORPORATION, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES BARNHILL, A MARRIED MAN, AND LINDA BARNHILL, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 168, VILLAGES OF LONG HUNTER P.U.D., PHASE I, as shown on plat of record in Instrument No. 20010123-0006894, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Minotaur, Inc. by Tabitha J. Cooper k/n/a Tabitha J. Stewart, a married woman, joined by her spouse, Robert Joshua Stewart, executed on August 30, 2011 and recorded on September 2, 2011 in Instrument No. 20110902-0068315, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) county property taxes for the year 2012 and subsequent years not yet due and payable; (2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGES OF LONG HUNTER P.U.D., PHASE I, as recorded in Instrument No. 20010123-0006894 and Boundary Plat recorded at Instrument No. 20000207-0012630, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); (3) Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20010531-0056382 and 20031111-0164945, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c); (4) Terms and provisions of by-Laws recorded in Instrument No. 20041022-0127537; (5) Charter of Homeowners Association recorded at Instrument No. 20010531-0056381; (6) Easement to Tennessee Valley Authority, recorded in Book 4446, Page 423 and Book 4535, Page 351; (7) Easement for Water Main, recorded in Book 8197, Page 288, Book 8358, Page 91 and Book 8358, Page 94; (8) Easement for Utilities, recorded in Book 9661, Page 919; (9) Easement for Transmission Line, recorded in Book 2338, Page 466; (10) Easement recorded in Instrument No. 20000906-0088271; (11) Subject to Reservation for graveyard and right of way 20 feet wide for Ingress and egress of record in Book 1115, Page 302 and Book 1101, Page 457, Register's Office for Davidson County, Tennessee; (12) Stormwater Detention Agreement recorded at Instrument No. 20020718-0086411; (13) Conveyance to Homeowners Association recorded at Instrument No. 20010531-0056383; (14) Easement for Sewer Line recorded at Instrument No. 20000906-0088272; (15) Easement for Sanitary Sewer/Storm Drainage recorded at Instrument No. 20001030-0107415; and any other easements, dedications, restrictions as shown of record.

BILL GARRETT, Davidson County
Trans:T20110081620 DEEDWARR
Recvd: 12/27/11 11:51 2 pgs
Fees:13.00 Taxes:427.35
20111227-0100793

unimproved ( )

This is improved ( X ) property, known as 7220 Cle Nottingham Drive, Antioch, Tennessee 37013

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 23rd day of December, 2011.

Minotaur, Inc., a Tennessee corporation

BY: _____
Billy C. Robinson, President

STATE OF Tennessee
COUNTY OF WILSON

On this the 23rd day of December, 2011, before me personally appeared Billy C. Robinson, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of Minotaur, Inc., a Tennessee corporation, the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of December, 2011.

_____
Notary Public
My Commission Expires: 10-05-15

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

**RETURN TO:**
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520