Marshall County Title & Escrow
118 Second Avenue South
Lewisburg, TN 37091

THIS INSTRUMENT WAS PREPARED BY:
MICHAEL M. BOYD
ATTORNEY AT LAW
P.O. BOX 2666
LEWISBURG, TENNESSEE 37091

BILL GARRETT, Davidson County
Trans:T20120012801 DEEDWARR
Recvd: 02/22/12 09:18 2 pgs
Fees:13.00 Taxes:388.50
20120222-0015142

FOR IDENTIFICATION ONLY:
MAP AND PARCEL: 173 05 0A 148.00
DAVIDSON COUNTY, TN ASSESSOR'S OFFICE
PROPERTY ADDRESS: 1841 SHAYLIN LOOP, ANTIOCH, TN 37013

WARRANTY DEED FROM: EMILY C. LEFORGE BADSTIBNER LeForge, C.
AND QUIT CLAIM FROM: MATTHEW BADSTIBNER, HUSBAND OF EMILY C. LEFORCE BADSTIBNER

TO: CHRISTOPHER S. HAY

For and in consideration of the sum of ONE ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable consideration, I the undersigned, **EMILY C. LEFORGE BADSTIBNER**, have this day bargained and sold and do hereby sell, transfer and convey unto **CHRISTOPHER S. HAY**, his heirs and assigns, in fee simple forever, all my right, title, interest, and estate, in and to a certain tract of land hereinafter described.

To have and to hold unto the said grantee, his heirs and assigns, in fee simple.

The grantor covenants that she is lawfully seized and possessed of the granted realty and that she has a good and lawful right to sell and convey the same; that the property is not encumbered except as herein stated; and that the grantor will forever warrant and defend the title thereto unto the said grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

The realty conveyed is lying and situated in DAVIDSON COUNTY, STATE OF TENNESSEE, WITHIN THE CORPORATE LIMITS OF THE CITY OF ANTIOCH, and is more particularly described as follows, to-wit:

BEING all of Lot No. 148 (One Hundred Forty Eight) on the Plan of Barnes Crossing, Phase I, A Planned Unit Development, according to plat and survey as shown on Exhibit A of said Master Deed of record in Instrument Number 20050721-0084791, and re-recorded in Instrument Number 20050805-0092480, and as amended in Instrument Number 20051114-0136938 and in Instrument Number 20071227-0147998, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

This is the same property conveyed to Emily C. Leforge by deed from Ole South Properties, Inc., of record in Instrument 20081002-0100285, in the Office of the Davidson County Register of Deed. The said Emily C. Leforge subsequently married Matthew Badstibner and is now known as Emily C. Leforge Badstibner.

Grantee shall receive possession with delivery of this instrument. The 2012 realty taxes will be prorated between the parties as of the date of this instrument.

This conveyance is made subject to the following:

1. Any existing easements for highway, road, or utility purposes which may affect the property.

2. Subject to all matters expressed or implied contained in the Master Deed and By-Laws of record in Instrument Number 20050721-0084791, re-recorded in Instrument Number 20050805-0092480, and amended in Instrument Number 20051114-0136938 and Instrument Number 20071227-0147998; Easement to Metro of record in Instrument Number 20050721-0084791 and of record in Instrument 20050811-0095171; Charter of Home Owner's Association included

in the Master Deed as Exhibit B; Planned Unit Development Boundary of record in Instrument Number 20050128-0010427; and to any and all matters shown on Master Deed of record in Instrument Number 20050721-0084791, as re-recorded in Instrument Number 20050805-0092480, and as Amended of record in Instrument Number 20051114-0136938; all of record in the Register's Office of Davidson County, Tennessee.

I, the undersigned, MATTHEW BADSTIBNER, husband of EMILY C. LEFORGE BADSTIBNER, do hereby quit claim unto the grantee, his heirs and assigns, all my right, title, interest and estate in and to the property herein described.

Witness my hand this 17th day of February, 2012.

Emily C. LeForge Badstibner
EMILY C. LEFORGE BADSTIBNER

Matthew Badstibner
MATTHEW BADSTIBNER

STATE OF TENNESSEE
COUNTY OF Marshall DAVIDSON

Personally appeared before me, Vickie Hay, a Notary Public in and for the County and State aforesaid, EMILY C. LEFORGE BADSTIBNER, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

My commission expires: 3/5/2013
Witness my hand, at office, this 17th day of February, 2012.

Vickie Hay
NOTARY PUBLIC

SEAL: VICKIE HAY STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Vickie Hay, a Notary Public in and for the County and State aforesaid, MATTHEW BADSTIBNER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

My commission expires: 3/5/2013
Witness my hand, at office, this 17th day of February, 2012.

Vickie Hay
NOTARY PUBLIC

SEAL: VICKIE HAY STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned makes oath that the actual value or consideration of this transfer is $ 105,000.00.

Christopher S. Hay

Sworn to and subscribed before me this 17 day of February, 2012.

Vickie Hay
NOTARY PUBLIC

SEAL: VICKIE HAY STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY 3-5-12

NAME AND ADDRESS OF PROPERTY OWNER AND RESPONSIBLE FOR TAXES:
CHRISTOPHER S. HAY
1841 Shayla Loop
Antioch, TN 37013