RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20120040659 DEEDWARR
Recvd: 06/04/12 09:44 2 pgs
Fees:13.00 Taxes:924.63
20120604-0048104

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2012.

NOTARY PUBLIC

My commission expires: 3.3.15

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY GB VANDERHEYDEN

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael K. Hughes et al 7004 Still Spring Hollow Dr. Nashville, TN 37221	Same	128160A031.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Nine Thousand Nine Hundred and 00/100 Dollars ($249,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **C & E GP, a Tennessee General Partnership,** hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto, **MICHAEL K. HUGHES, A MARRIED MAN AND JEFFREY A. JUNGERS,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Still Spring Hollow, Section I, Phase I, of record in Book 7900, page 135, Register's Office for said County.

Said Lot No. 2 fronts 102.26 feet on the broken southwesterly margin of Still Spring hollow Drive, extends back 124.30 feet on the Easterly line and 120.00 feet on the Westerly line to a dead line in the rear, measuring 76.53 feet thereon.

Being the same property conveyed to C & E GP, by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, dated 3/16/2012, recorded 3/23/2012, of record in Instrument No. 20120323-0024969, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 7004 Still Spring Hollow Drive, Nashville, TN 37221.

This conveyance is made subject to all matters as shown on Plat of record in Book 7900, page 135; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenants and binds itself, its successors and/or assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HANDS, this the 25th day of May, 2012.

C & E GP

BY: _____

EDWARD THORNTON, Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 25th day of May, 2012, before me, appeared Edward Thornton, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is a Partner of C & E GP, a Tennessee General Partnership, and that said instrument was signed in behalf of said C & E GP, and said Partner acknowledged said instrument to be the free act of deed of said C & E GP.

WITNESS my hand and seal, this the 25th day of May, 2012.

_____

Notary Public

Artrinna D. Minnis

Printed Notary Name

My commission expires: 7-7-2014

ARTRINNA D. MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 7, 2014