WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483

BILL GARRETT, Davidson County
Trans:T20120091895 DEEDWARR
Recvd: 12/03/12 10:41 2 pgs
Fees:13.00 Taxes:823.25

20121203-0110669

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN12237

WARRANTY DEED

CHERYL R. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 day of November, 2012.

NOTARY PUBLIC

My commission expires: 9-26-16

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andy Haban and Susan Haban 423 Belle Pointe Drive Nashville, TN 37221	Pinnacle Bank 150 3rd Ave S. Ste 900 Nashville TN 37201	142100B012.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Two Thousand Five Hundred and 00/100 Dollars ($222,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **DERRELL D. LINGLE AND WIFE, ETHEL LINGLE,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **ANDREW P. HABAN AND SUSAN HABAN, HUSBAND AND WIFE,** 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. 12 on the Plan of Belle Pointe, Phase I, a Planned Unit Development of record in Book 6250 Page 500 Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Derrell D. Lingle and wife, Ethel Lingle by Warranty Deed from Xuefeng Yang and wife, Shufang Meng, dated 10/29/2010, recorded 11/2/2010, of record in Instrument 20101102-0087563, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 423 Belle Pointe Drive, Nashville, TN 37221.

This conveyance is made subject to all matters as shown 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 covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have 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 are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and 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 MY/OUR HANDS, this the 29 day of November, 2012.

Derrell D. Lingle

DERRELL D. LINGLE

Ethel Lingle

ETHEL LINGLE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Derrell D. Lingle and Ethel Lingle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29 day of November, 2012.

Leslie Garside

Notary Public

Leslie Garside

Printed Notary Name

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY