This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-4898

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $537,500.00

Affiant

Subscribed and sworn to before me, this the 13th day of September, 2019

Notary Public
My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Karen Johnson Davidson County
Batch# 286883 DEEDWARR
09/17/2019 02:09:38 PM 3 pgs
Fees: $18.00 Taxes: $1,988.75
20190917-0094220

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hunter Brentz Hinton Kaitlin MacKenzie Hinton 528 Hearhtstone Circle Brentwood, TN 37027	New Owner	160-11-0-021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Richard T. High and wife Patricia A. High,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Hunter Brentz Hinton and Kaitlin MacKenzie Hinton, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 135 on the Plan of Phase 5, Hearthstone of record in Plat Book 6250, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard T. High and wife, Patricia A. High, by deed from Radnor Homes, Inc., of record in Book 6919, Page 182, Register's Office for Davidson County, Tennessee, dated July 10, 1986 and recorded on July 16, 1986.

This Instrument executed on behalf of Richard T High and Patricia A High ("Principal") by Teresa Lin Copeland- Wilson pursuant to the Power of Attorneys of record in Instrument Numbers 20190917-0094218 and 20190917-0094219, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **528 Hearthstone Circle, Brentwood, TN 37027**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of September, 2019.

GRANTOR:

Richard T. High by Teresa Lin Copeland-Wilson, Attorney-in-Fact

Richard T High by Teresa Lin Copeland-Wilson, Attorney-in-Fact

Patricia A. High by Teresa Lin Copeland-Wilson, Attorney-in-Fact

Patricia A High by Teresa Lin Copeland- Wilson as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Teresa Lin Copeland-Wilson the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Richard T High and Patricia A High ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal:

WITNESS my hand and seal at office this 13th day of September, 2019.

I M [illegible]
Notary Public
My Commission expires: 3/8/2021

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

EXHIBIT "A"
TO Warranty Deed
From: Richard High and Patricia High
To: Hunter Hinton and Kaitlin Hinton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Teresa Lin Copeland-Wilson
Affiant

WITNESS my hand and seal at office this 13th day of September, 2019.

I. M.
Notary Public
My Commission Expires: 3/8/2021

