THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 28794-05-2009** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $116,900.00. David Rowland Affiant Subscribed and sworn to before me this 31st day of July, 2009. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES MAY 8, 2012

WARRANTY DEED

Address New Owner: Michael D. Hutchins 211 Cumberland Trace Nashville, TN 37214	**Send Tax Bills To:** Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	**Tax Information:** Map and Parcel No.: 073160A21100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Rowland, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael D. Hutchins, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 211 Cumberland Trace, Nashville, TN 37214, and is not now, nor has it ever been, the principal residence of the Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 31st day of July, 2009.

David Rowland

David Rowland

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **David Rowland**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2009.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans:T20090053513 DEEDWARR
Recvd: 08/06/09 10:44 2 pgs
Fees:13.00 Taxes:432.53

20090806-0073857

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 211 on the Plan of Cumberland Trace as of record in Plat Book 5200, page 724, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to David Rowland by deed dated 07/18/84 from Cumberland Trace Partnership, a Tennessee general partnership, of record in Book 6342, page 15, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Cumberland Trace Homeowners' Association, of record in Book 6218, page 528, amended in Instrument No. 20040405-0038158, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Cumberland Trace Homeowners' Association of record in Book 6218, page 525, Register's Office for Davidson County, Tennessee.
4. Easement for the flow of the Cumberland River.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4373, page 83, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 5200, page 724, Register's Office for Davidson County, Tennessee.
7. Easement for conservation greenway of record in Instrument No. 20011024-0116288, Register's Office for Davidson County, Tennessee.
8. Easement for reservation of right to use water, and ingress and egress of record in Book 635, page 618, Register's Office for Davidson County, Tennessee.
9. Easement for a 20-foot roadway of record in Book 1878, page 164, and Book 2753, page 60Register's Office for Davidson County, Tennessee.
10. Easement for and right to flood of record in Book 2203, page 189, Register's Office for Davidson County, Tennessee.
11. Easement for reservation of the right to draw water from a well of record in Book 3571, page 194, Register's Office for Davidson County, Tennessee.
12. Easement for a well of record in Book 1126, page 461, Register's Office for Davidson County, Tennessee.
13. Easement granted United States of America in connection with the Cheatham Lock and Dam Project on the Cumberland River, being known as Tract No. S-1901-E of record in Book 2281, page 177, Register's Office for Davidson County, Tennessee.
14. Easement for access to the Cumberland River of record in Book 4215, page 423, Register's Office for Davidson County, Tennessee.
15. Easement and use rights for ingress and egress, cultivation, and for sewer lines, taps and connections of record in Book 6113, page 475, Register's Office for Davidson County, Tennessee.
16. Easement for right to use spring, and reservation of the right to use water from a well with ingress and egress thereto, of record in Book 1422, page 179, Register's Office for Davidson County, Tennessee.