BILL GARRETT, Davidson County
Trans:T20100005062 DEEDWARR
Recvd: 01/26/10 11:12 3 pgs
Fees:18.00 Taxes:418.10
20100126-0006603

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

John Hitch
3535 Bell Road #101
Nashville, TN 37214

SEND TAX BILL:

Mortgagee

MORTGAGEE:

WR Starkey Mortgage, LLP
5055 W. Park Blvd., Ste. 300
Plano, TX 75093

MAP AND PARCEL:

109-05-0B-101 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Marilyn R. Roberson, married, f/k/a Marilyn R. Buechel** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **John Hitch, an unmarried man**, ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 101 in Williams Bend Townhomes, a Private Element Horizontal Property Regime, located on Bell Road, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Williams Bend Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20021216-0154761, First Supplementary of record as Instrument No. 20030529-0072377, and Second Supplementary of record as Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Williams Bend Townhomes, a Private Element Horizontal Property Regime, contained the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20021216-0154761, and By-Laws appended thereto, are incorporated by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Marilyn R. Buechel, an unmarried woman, by Warranty Deed from 70 South Associates, LLC, a Tennessee limited liability company, of record in Instrument No. 20060223-0020993, Register's Office for Davidson County, Tennessee. The said Marilyn R. Buechel has since married and is now known as Marilyn R. Roberson.

Roy Ivery Roberson joins in the execution of this instrument to convey any interest he may have in the subject property as spouse of Marilyn R. Roberson.

This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building

restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 3535 Bell Road #101, Nashville, TN 37214.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 25th day of January, 2010. F/K/A Marilyn R. Buechel

Marilyn R. Roberson* by Roy Ivery Roberson, Attorney-in-Fact, pursuant to Power of Attorney of record in Inst. No. 20100126-0006002, RODCT.

Roy Ivery Roberson

*formerly known as Marilyn R. Buechel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Roy Ivery Roberson, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of Marilyn R. Roberson* and who acknowledged that he executed the same as the free act and deed of the said Marilyn R. Roberson, formerly known as Marilyn R. Buechel.

* formerly known as Marilyn R. Buechel

Witness my hand and official seal this 25th day of January, 2010.

Notary Public

My Commission Expires: 09/25/2010

JEANNE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Roy Ivery Roberson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 25th day of January, 2010.

Notary Public

My Commission Expires: 09/25/2010

JEANNE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $113,000.00.

AFFIANT

Subscribed and sworn to before me
this 25th day of January, 2010.

MEREDITH BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5·8·12