BILL GARRETT, Davidson County
Trans:T20100027596 DEEDWARR
Recvd: 05/07/10 14:56 2 pgs
Fees:13.00 Taxes:665.63
20100507-0035165

Send Tax Statements To:
New Owner

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
201 E. Main St., Ste 300
Murfreesboro, TN 37130

Name and Address of New Owner:
Brandon G. Hitt
5004 Morningwood Lane
Antioch, TN 37013

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

Map and Parcel: 183-05-0A-57.00 CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **BEATRICE S. ROCCO, unmarried,** has this day bargained and sold and does hereby transfer and convey unto, **BRANDON G. HITT and VALERIE L. HITT, Husband and Wife**, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of October Woods, Phase One, Section Three, of record in Plat Book 7900, page 909 and amended in Book 9700, pages 229 & 230, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Beatrice S. Rocco, by deed from Rocco J. Rocco, dated January 19, 2001, appearing of record in Instrument Number 20010205-0010787, Further Source(s) of Title of record in Book 10573, page 797, of the Register's Office of Davidson County, Tennessee.
>
> Subject to Declaration of Covenants, Restrictions and Conditions of record in Book 9840, page 276, Book 10181, page 986, in Book 10548, page 501, and in Book 10548, page 503; Master Deed and By-Laws in Book 9840, page 267; Easement to Metro Government in Book 8443, page 75; Stormwater Detention Agreement in Book 9771, page 560, and Book 10010, page 50; Restrictions in Book 5047, page 661, and Book 5047, page 656; Charter of October Woods Homeowner's Association of record in Book 9840, page 259; Quitclaim Deed to October Woods Homeowners Association of record in Instrument Number 200004250041127; and to any and all matters shown on said plat and survey of record in Plat Book 7900, page 909, and Amended in Book 9700, page 437 & 438; all of said Register's Office.
>
> This conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **BRANDON G. HITT and VALERIE L. HITT, Husband and Wife,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

unencumbered, except for the lien of the 2010 real property taxes which have been prorated between the parties and are assumed by the Grantee.

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

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 30 day of April, 2010.

Beatrice S. Rocco

Beatrice S. Rocco

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Beatrice S. Rocco,** the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 30 day of April, 2010.

Amanda M Clark
NOTARY PUBLIC

My Commission Expires: 11/19/2013

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

AMANDA M. CLARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $179,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sheri Morgan
AFFIANT

SWORN to and subscribed before me,
this the 30 day of April, 2010.

Amanda M Clark
NOTARY PUBLIC
My Commission Expires: 11/19/2013

AMANDA M. CLARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD